ELLIS HAY



5 Glayton Court Falsgrave Road

Falsgrave, Scarborough, YO12 5AW

Guide Price £110,000

2 1 1

We are delighted to bring to the market this deceptively spacious, purpose-built two-bedroom apartment, ideally situated in the heart of Falsgrave. The property enjoys a highly convenient location, within easy reach of a wide range of local amenities, excellent transport links, Scarborough town centre and the popular South Bay.

The well-proportioned accommodation comprises an entrance hall, generous lounge/dining room, kitchen, two double bedrooms and a bathroom.

Offering excellent room sizes and a fantastic location, the apartment would benefit from some modernisation, providing a great opportunity for a buyer to put their own stamp on the property and create a lovely home.

An ideal purchase for first-time buyers, investors or those looking for a property with potential. Early viewing is highly recommended!







Front Entrance
The communal door is situated on the side of the property on All Saints Road.

Communal Hallway
Leading to;

Private Entrance

Hallway

Lounge 22'3" x 13'1" (6.8 x 4.0)

Kitchen 15'8" x 7'5" (4.79 x 2.28)

Bedroom 1 14'11" x 10'8" (4.55 x 3.27)

Bedroom 2 12'11" x 7'7" (3.96 x 2.33)

Bathroom 12'11" x 3'8" (3.96 x 1.12)

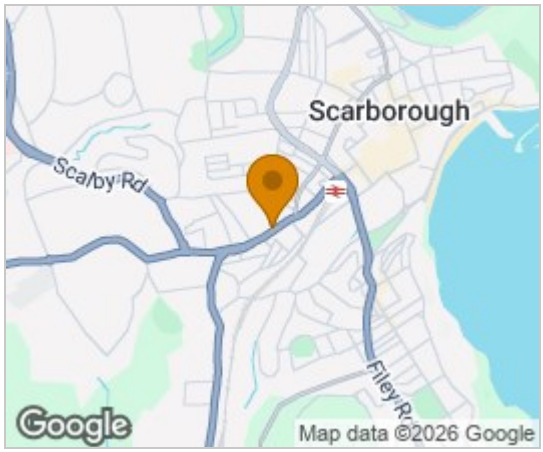
Tennure
The property has a 999 year lease with a share of the freehold. The block is managed by SFA (Management) Ltd and we are informed that the latest annual service charge was £1140.

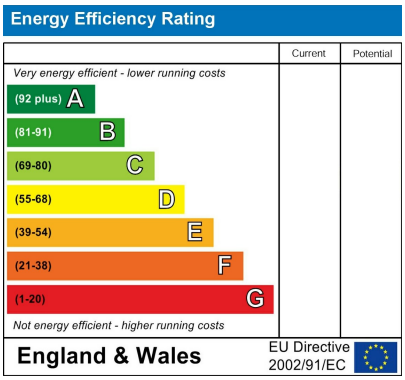
Directions
What 3 Words
Status.runner.wash

HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Parking
Allocated Parking Space at the rear of the property

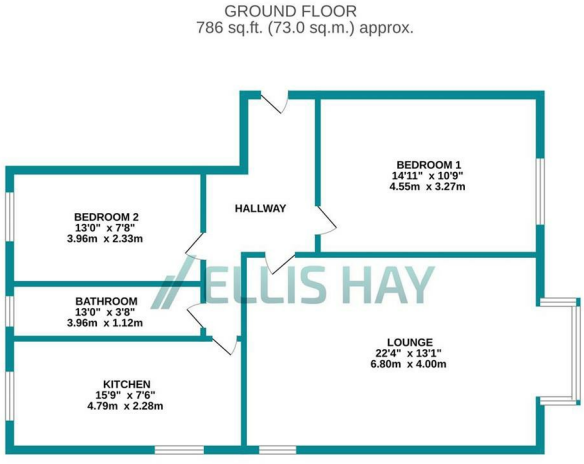
Area Map





Council Tax Band: B

Tenure: Leasehold - Share of Freehold



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property