

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.  
We have sought to be as accurate as possible in the preparation of these floor plans and measurements. However, we do not warrant the accuracy of the measurements and do not accept any liability for any errors or omissions. The plans are for guidance purposes only and should be used as such to any prospective purchaser. The actual layout and dimensions may vary from those shown and we accept no liability for any errors or omissions. We will not be held liable for any errors or omissions.



**£69,950**

FLAT 2, 2 NEW PARKS CRESCENT, FALS GRAVE, SCARBOROUGH, YO1 2 5JZ

- Ground Floor
- One Bedroom
- Private Entrance
- Convenient Location

**\*\*TENANT WISHING TO STAY IN SITU\*\*** A ONE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE IN THIS CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE AND ALL OF FALS GRAVES AMENITIES. A LONG-STANDING TENANT WHO WISHES TO REMAIN, OFFERING A POTENTIAL INVESTMENT FOR THE PROSPECTIVE PURCHASER.

TIPPLE UNDERWOOD ESTATE  
AGENTS

3 Coldyhill Lane, Scarborough, North  
Yorkshire, YO12 6SF

CONTACT

www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**GROUND FLOOR**

ENTRANCE HALL

LIVING KITCHEN

16' 6" x 15' 9" (5.03m x 4.8m) max

SHOWER ROOM

BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m)

**Property Description**

The property when briefly described comprises entrance hall, bay fronted open plan living kitchen, storage area, shower room and double bedroom.