

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



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, houses and all other items are approximate and it is recommended to check for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The agents, agents and applicants, agents have no liability and no guarantee as to their accuracy or otherwise and the plan is for guidance purposes only.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(13-38) <b>F</b>		



**£60,000**

FLAT 2, 2 NEW PARKS CRESCENT, FALSgrave, SCARBOROUGH, YO12 5JZ

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

A ONE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE IN THIS CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE AN ALL OF FALSgraveS AMENITIES. A GREAT POSSIBILITY AS AN INVESTMENT OR BOLT HOLE. The property when briefly described comprises entrance hall, bay fronted open plan living kitchen, storage area, shower room and

TIPPLE UNDERWOOD ESTATE  
AGENTS

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### CONTACT

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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

Property Description

MAIN DESCRIPTION  
A ONE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PRIVATE ENTRANCE IN THIS CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE AN ALL OF FALSGRAVES AMENITIES. A GREAT POSSIBILITY AS AN INVESTMENT OR BOLT HOLE. The property when briefly described comprises entrance hall, bay fronted open plan living kitchen, storage area, shower room and double bedroom.

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)