



8 Murray Street

Falsgrave, Scarborough, YO12 5AB

Guide Price £90,000



We are delighted to offer to the market this first floor 2 bedroom maisonette. Tucked away on a residential street, the property is nonetheless conveniently located close to all the amenities on Falsgrave, close to the railway station, the town centre and the South Bay. When briefly described the property benefits from front aspect lounge leading to modern kitchen and on the top floor there is a double bedroom, second bedroom and modern bathroom.

In our opinion, this property is stylishly presented and has been well maintained, the property was re-roofed in 2014, new boiler in 2012, re-wire and EICR issued in 2021, new UPVC windows in kitchen and bathroom and new flooring throughout. The boiler is also serviced yearly. We feel that it will appeal to a variety of buyers, whether you are a first time buyer, investor or someone looking for a bolt hole by the sea. Do not hesitate to call our friendly sales team to arrange your viewing.



Front Entrance

Leading to communal hallway and private entrance.

Hallway

Lounge

This large, light and airy lounge space has two front facing sash windows. Two alcoves provide ideal shelf storage. With electric fire, radiator and an overhead light. Some nice features including a ceiling rose and ornamental trims around the alcoves, as well as coving.

Kitchen

Range of wall and base units with co-ordinating worktop, stainless steel sink and tiled splashback. Spaces for oven, fridge, freezer, dishwasher and automatic washing machine.. Overhead light, coving, radiator and rear facing window. Wall mounted combi-boiler. UPVC window fitted in 2022.

Bedroom 1

Double bedroom with part sloping ceiling and large 'church' style sash window. Carpeted with radiator, overhead light, ceiling rose and coving.

Bedroom 2

Single bedroom ideal as nursery or study. rear facing velux window. With radiator and overhead light

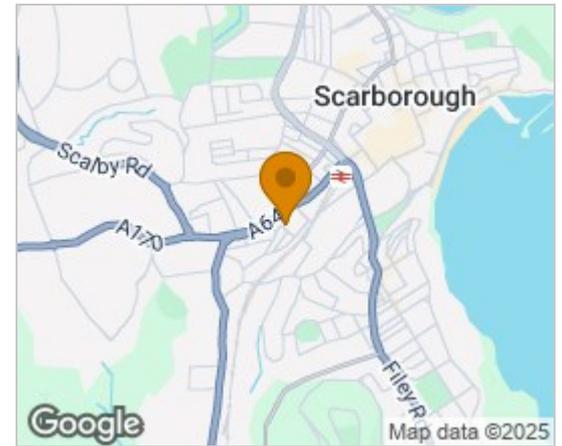
Bathroom

Modern 3 piece suite, tiled walls throughout and linoleum flooring. New Velux window to the rear fitted in 2022. Stainless steel taps on the wash basin and matching ladder style radiator

Tenure

Freehold property. We have been advised by the owner that there is a Deed of Covenant in place and the yearly insurance is in the region of £174.

Area Map

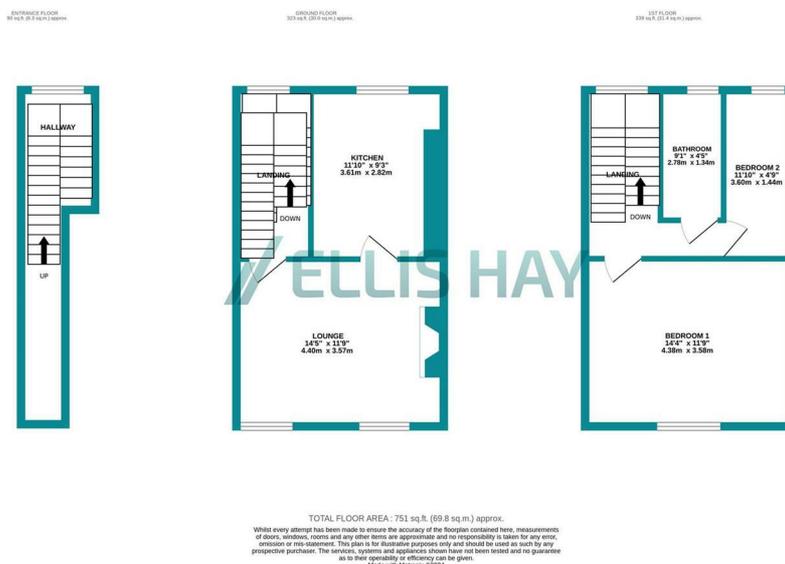


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



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