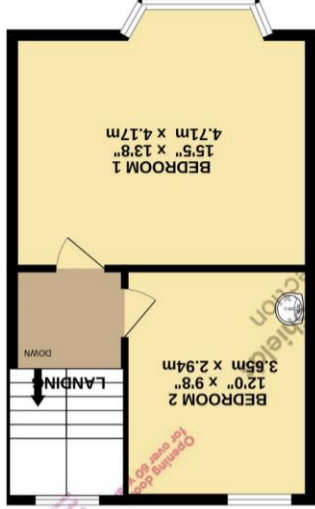




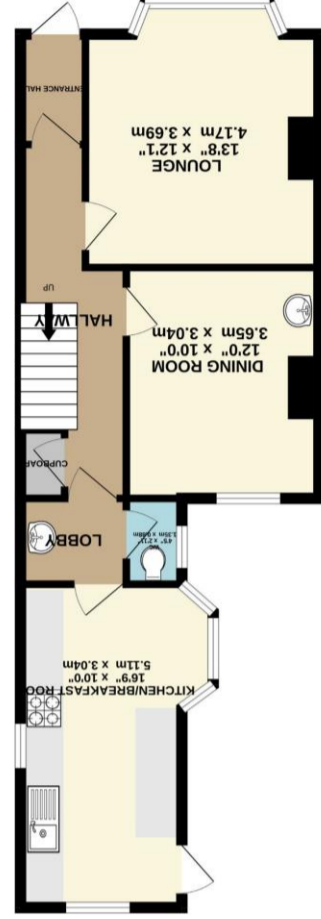
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error. Prospective purchasers, tenants and any others are advised to verify the accuracy of the floorplan as to their own satisfaction. The services, systems and appliances shown have not been tested and no guarantee is given.



2ND FLOOR  
372 sq. ft. (34.5 sq. m.) approx.



1ST FLOOR  
382 sq. ft. (35.3 sq. m.) approx.



GROUND FLOOR  
560 sq. ft. (52.0 sq. m.) approx.



53 Falsgrave Road, Scarborough, North Yorkshire,  
YO12 5EA

Harris Shields  
Collection

## A freehold property for sale.

- ✓ Grade II Listed Grand Terraced Home
- ✓ Spread Over 3 Floors
- ✓ Superbly Presented & Maintained
- ✓ Three Double Bedrooms
- ✓ Brand New Kitchen
- ✓ Large Rear Enclosed Courtyard
- ✓ Graded C Energy Rating

Offers in excess of £215,000

# Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough  
North Yorkshire, YO11 1JH

01723 341557

[mail@harris-shieldscollection.uk](mailto:mail@harris-shieldscollection.uk)

<https://harris-shieldscollection.uk/>

### Description

Harris Shields Collection are delighted to offer to the market this beautifully presented Grade II Listed freehold home, located in the ever-popular Falsgrave area of Scarborough. This charming property seamlessly blends character features with high-quality modern upgrades, creating a truly exceptional home that is ready to move into.

The accommodation is both spacious and versatile, comprising: entrance hallway, two generously sized reception rooms, and a brand-new, high-spec fitted kitchen complete with integrated appliances. A convenient ground floor WC adds to the practicality of the layout.

To the first floor are two well-proportioned double bedrooms. The top floor offers a versatile third room, currently used as a study/office, but equally suitable as a third bedroom or hobby room and a stylish, contemporary bathroom fitted with a white suite and shower with power jets.

Externally, the property benefits from an enclosed rear patio garden with a brick-built storage shed, ideal for outdoor seating or entertaining. There is also a small front garden area, enhancing the curb appeal of the home. Ideally positioned on

### Additional Information

Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection