

Energy Efficiency Rating	Energy Performance Certificate (EPC)
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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51 Falsgrave Road, Scarborough, North Yorkshire,  
YO12 5EA

Harris Shields  
Collection



## A grand four bedroom townhouse.

- ✓ Grand Townhouse
- ✓ Four Bedrooms
- ✓ Newly Refurbished
- ✓ Handy Convenient Location
- ✓ Available from June
- ✓ Council Tax Band B
- ✓ Spread Over Four Floors
- ✓ Enclosed Rear Garden Also

Asking Price £1,250 per month

# Harris Shields Collection

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

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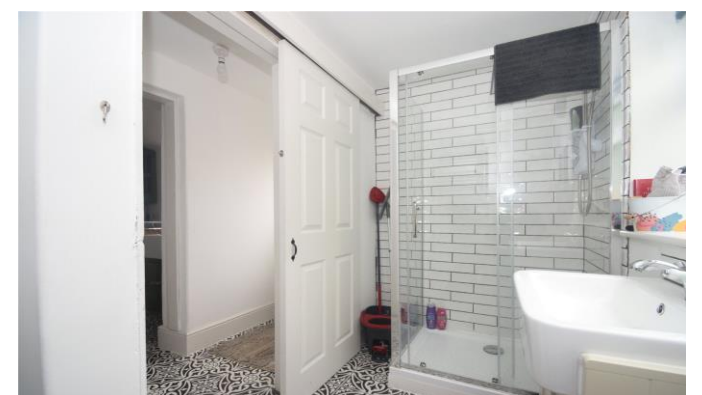
<https://harris-shieldscollection.uk/>

### Description

Nestled conveniently along Falsgrave Road, this elegantly refurbished townhouse boasts a prime location with all amenities just a stone's throw away. Spanning four floors, this residence has undergone a comprehensive makeover, featuring brand-new kitchen facilities, upgraded bathrooms, refreshed decor, and plush carpets throughout. The ground floor welcomes you with an inviting entrance hall leading to a charming lounge adorned with a bay window, a separate dining room, and an additional reception room flowing into a sleek galley kitchen. A convenient ground floor shower room complements this level, with a door opening to the rear garden and patio. Ascending to the first floor reveals a serene master bedroom, a cozy second bedroom, a well-appointed bathroom complete with a separate shower, and an additional separate WC for added convenience. The second floor offers two more bedrooms, providing ample space for comfortable living. Completing the layout are two cellar rooms, ideal for storage or flexible use. Outside, both front and rear gardens offer delightful outdoor retreats.

### Additional Information

Council tax band B



Opening doors  
for over 60 years

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