

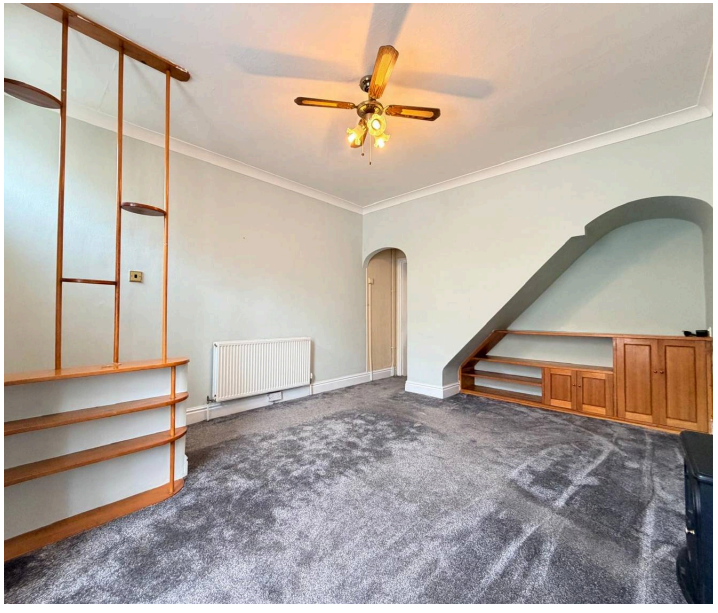
CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

59 Rothbury Street, Scarborough

Guide Price £135,000







59 Rothbury Street

Scarborough

- WELL PRESENTED TWO BEDROOM TERRACED HOUSE
- SET OVER THREE FLOORS
- LOUNGE WITH BAY WINDOWS & FIREPLACE
- GENEROUS REAR GARDEN
- TWO BATHROOMS
- NO ONWARD CHAIN

We are delighted to present this well presented two bedroom terraced house, thoughtfully arranged over three floors and offered to the market with no onward chain. This charming home welcomes you with a spacious lounge featuring attractive bay windows and a characterful fireplace, creating a light and inviting atmosphere ideal for relaxing or entertaining. The property boasts a kitchen, complemented by a bathroom for added convenience and flexibility. Each bedroom is generously proportioned, providing comfortable and versatile accommodation well suited to a range of buyers. The layout ensures a natural flow throughout, with each floor offering its own sense of privacy and space.

To the rear, a generous, low maintenance garden provides an ideal setting for outdoor enjoyment and relaxation, perfect for unwinding after a busy day. This appealing home offers excellent value and practicality, making it an ideal choice for first time buyers, professionals or those seeking a well located and easy to maintain property. Early viewing is highly recommended to fully appreciate the quality and lifestyle this delightful home has to offer.

Council Tax band: A

Tenure: Freehold







GROUND FLOOR

Lounge
13' 1" x 12' 6" (4.00m x 3.80m)

Kitchen
11' 10" x 7' 3" (3.60m x 2.20m)

Bathroom
7' 10" x 7' 7" (2.40m x 2.30m)

FIRST FLOOR

Landing
12' 2" x 4' 11" (3.70m x 1.50m)

Bedroom One
12' 6" x 10' 2" (3.80m x 3.10m)

SECOND FLOOR

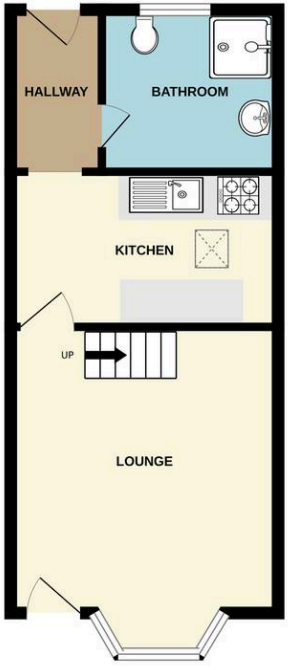
Landing
6' 7" x 6' 3" (2.00m x 1.90m)

Bedroom Two
12' 6" x 8' 10" (3.80m x 2.70m)

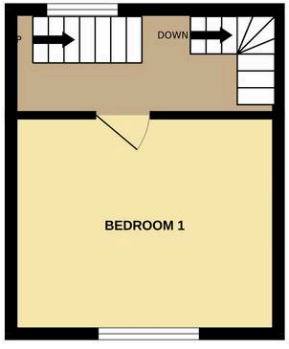
Bathroom
6' 7" x 5' 11" (2.00m x 1.80m)

HMRC
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

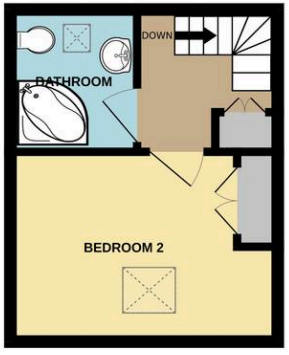
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
189 sq.ft. (17.5 sq.m.) approx.



2ND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

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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Interested?

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19 St. Thomas Street, Scarborough YO11 1DY

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132