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*For over 30 years*

7 Rothbury Street, Scarborough

Guide Price £170,000



## 7 Rothbury Street

### Scarborough

- FOUR BEDROOM TERRACED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- SET OVER THREE FLOORS
- FAMILY THREE PIECE BATHROOM
- SOUTH FACING GARDEN

We are delighted to present this spacious four bedroom terraced house, offering a wonderful blend of comfort and versatility for modern family living.

The property welcomes you with a generous open plan lounge and dining room, creating an inviting space for both relaxation and entertaining. The fitted kitchen is well-equipped and designed to cater to daily needs, while the family three piece bathroom provides a practical and stylish retreat. Each of the four bedrooms is well-proportioned, making this home ideal for growing families or those seeking additional space for a home office or guest room.



Stepping outside, the property boasts a charming rear yard with access to a communal alleyway which has further access to a rear garden, perfect for enjoying outdoor dining or unwinding in a private setting. This outdoor space offers excellent potential for children's play, or simply soaking up the tranquil atmosphere. With its convenient location close to local amenities, schools, and transport links, this property delivers both comfort and practicality.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



#### GROUND FLOOR

Lounge 12' 10" x 11' 2" (3.90m x 3.40m)

Dining Room 11' 2" x 11' 2" (3.40m x 3.40m)

Kitchen 14' 9" x 6' 11" (4.50m x 2.10m)

#### FIRST FLOOR

Bedroom One 14' 9" x 10' 6" (4.50m x 3.20m)

Bedroom Two 10' 10" x 8' 10" (3.30m x 2.70m)

Bathroom 11' 6" x 6' 7" (3.50m x 2.00m)

#### SECOND FLOOR

Bedroom Three 15' 1" x 11' 2" (4.60m x 3.40m)

Bedroom Four 11' 2" x 8' 10" (3.40m x 2.70m)

#### HMRC

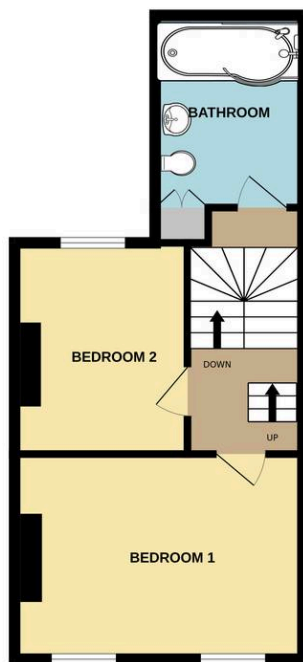
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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With you every step of the way



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