



colin ellis

**Roscoe Street,
, YO12 7BX**

Offers In The Region Of £120,000

This TWO BEDROOM, MID-TERRACED HOUSE is CONVENIENTLY LOCATED for the town centre and offered to the market with NO ONWARD CHAIN. The property comprises a spacious lounge, SEPARATE DINING ROOM, fitted kitchen, two bedrooms and shower room. Having gas central heating and neutral décor throughout this property is in good order.



FULL DESCRIPTION

This TWO BEDROOMED, MID-TERRACED HOUSE is CONVENIENTLY LOCATED for the town centre. The property comprises a spacious lounge, SEPARATE DINING ROOM, fitted kitchen, two bedrooms and shower room. Having gas central heating and neutral décor throughout this property is in good order.

LOCATION

From Scarborough Railway Station proceed up Westborough, turn right onto Victoria Road then immediately left onto Roscoe Street.

HALLWAY

Entrance door into hallway.

LOUNGE

3.3 x 3.1 (10'10" x 10'2")

Spacious lounge with neutral décor, radiator and bay window overlooking front.

DINING ROOM

4.1 x 2.9 (13'5" x 9'6")

Separate dining room with neutral décor, radiator and window overlooking rear yard.

KITCHEN

2 x 3.75 (6'7" x 12'4")

Fitted kitchen with beech coloured wall and base units with black worktops. Black sink with drainer, built in oven, gas hob, space for under counter fridge, plumbing for washing machine, boiler, window overlooking rear, door to yard.

MASTER BEDROOM

4.1 x 3.3 (13'5" x 10'10")

Good sized room with neutral décor, two storage cupboards, radiator and window overlooking front.



BEDROOM TWO

2.5 x 3 (8'2" x 9'10")

Single bedroom having neutral décor, radiator, storage cupboard and window overlooking rear.

BATHROOM

Hand basin, low flush WC and shower cubicle with window overlooking rear.

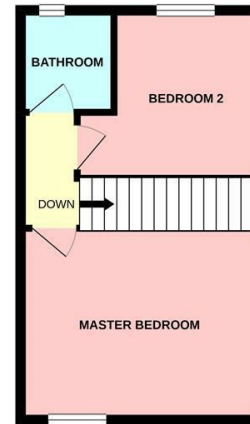
OUTSIDE

Rear yard.



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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 in 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.
Made with Floorplan 2009

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Roscoe Street - 18834495
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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