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59 Rothbury Street, Scarborough

Guide Price **£140,000**

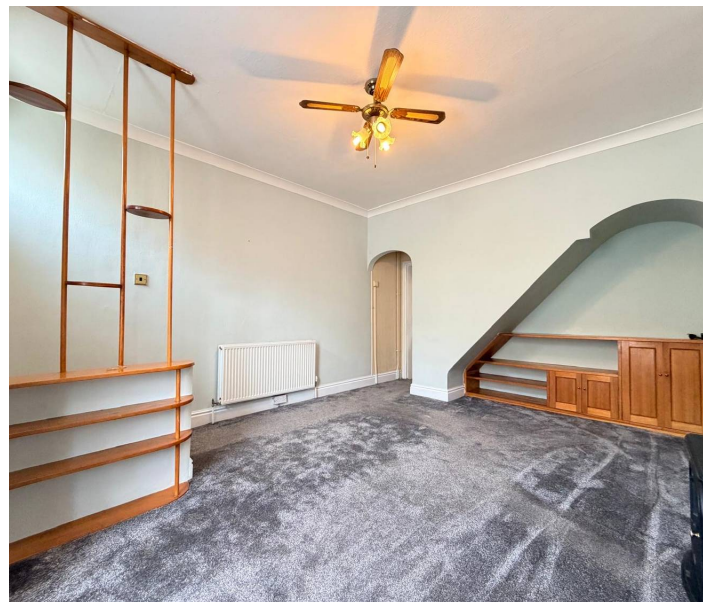


59 Rothbury Street

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

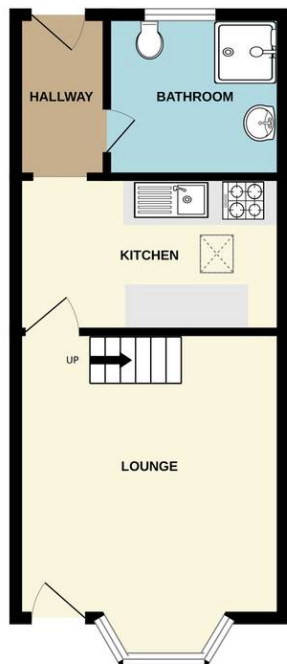
6' 7" x 5' 11" (2.00m x 1.80m)

HMRC

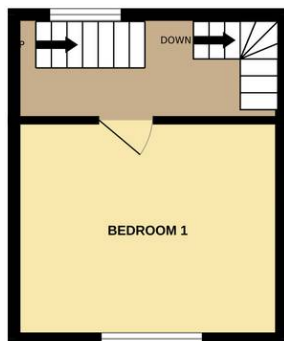
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



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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