



**£160,000**

51 ROTHBURY STREET, SCARBOROUGH, YO12 7DT

- Well Presented
- Three Bedrooms
- Extended Kitchen Diner
- Enclosed Rear Garden

AN IMMACULATE, EXTENDED THREE BEDROOM TWO BATHROOM TOWN TERRACED HOUSE WITH THE REAR ADDED BONUS OF AN ENCLOSED GARDEN TO THE REAR. LOCATED ON THIS POPULAR STREET, IN THIS CONVENIENT LOCATION CLOSE TO ALL OF THE TOWN CENTRE AMENITIES THIS WILL MAKE A GREAT FAMILY HOME.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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Property Description

The property when briefly described comprises entrance lobby, bay fronted lounge, extended modern kitchen diner to the rear. On the first floor are two well-appointed bedrooms and shower room. To the floor above is a further double bedroom and a family bathroom. Enclosed garden to the rear, mainly laid to lawn with two timber decking areas.



GROUND FLOOR

- LOBBY
- LOUNGE  
15' 6" x 12' 9" (4.72m x 3.89m) Max into bay
- KITCHEN/DINER  
13' 9" x 12' 7" (4.19m x 3.84m)

FIRST FLOOR

- LANDING
- BEDROOM  
11' 6" x 10' 4" (3.51m x 3.15m)
- BEDROOM  
10' 9" x 8' 5" (3.28m x 2.57m)

SHOWER ROOM

SECOND FLOOR

- LANDING
- BEDROOM  
11' 6" x 8' 10" (3.51m x 2.69m)
- BATHROOM

OUTSIDE

- GARDENS