



## *59 Rothbury Street, Scarborough, YO12 7DT*

*Guide Price £145,000*

- EXTENDED MID TERRACE PROPERTY
- TWO SPACIOUS DOUBLE BEDROOMS
- POPULAR SCHOOL CATCHMENT AREA
- TWO BATHROOMS
- SOUTH FACING PAVED REAR GARDEN
- CLOSE TO TOWN CENTRE
- UPVC DOUBLE GLAZING
- VELUX WINDOWS
- NO ONWARD CHAIN

## 59 Rothbury Street, Scarborough YO12 7DT

Andrew Cowen Estate Agents are delighted to bring to the market this extended mid-terrace house, offering an excellent opportunity for buy-to-let investors, first-time buyers, or couples alike. Situated in a highly sought-after residential area, the property benefits from close proximity to a wide range of amenities, excellent public transport links, and a popular local school catchment.



Council Tax Band: A



The accommodation briefly comprises: an entrance leading into a comfortable bay-fronted lounge, a fitted kitchen with a range of base units and a skylight allowing for plenty of natural light, and a ground-floor wet room.

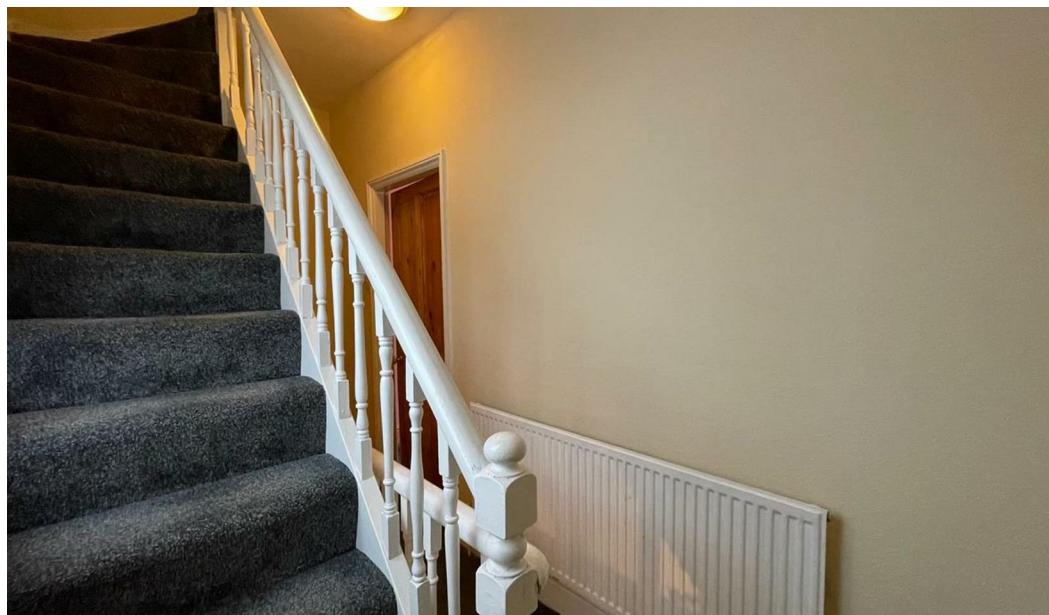
To the first floor is a double bedroom, while the second floor offers a further double bedroom and a family three-piece bathroom suite with shower over the bath.

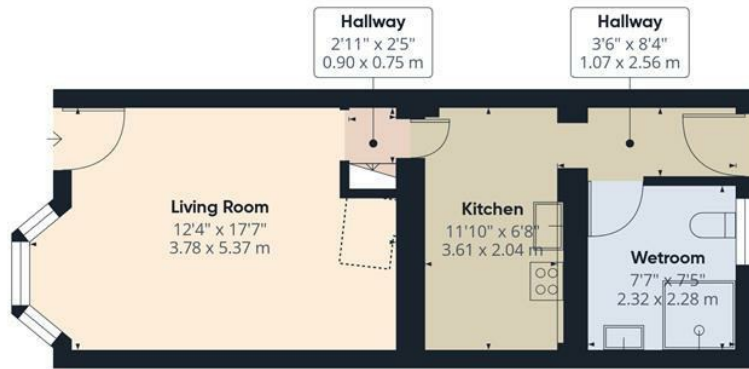
Externally, the property boasts a generous south-facing paved rear garden, ideal for entertaining family and friends.

Well positioned on Rothbury Street, the home provides easy access to Falsgrave Park, Sainsbury's, Gladstone Road School, the Cinder Track, and Manor Road Park, all within short walking distance.

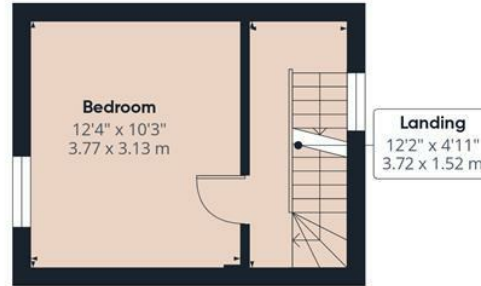
Don't miss the opportunity to make this property your next project.

Contact our friendly Sales Team today on 01723 377707.

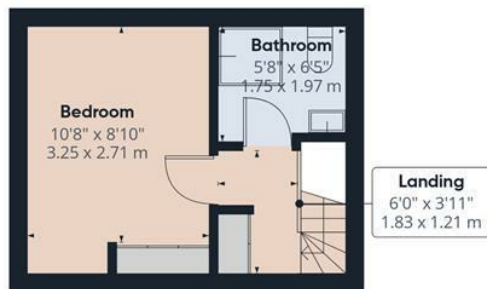




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

699 ft<sup>2</sup>  
64.9 m<sup>2</sup>

**Reduced headroom**

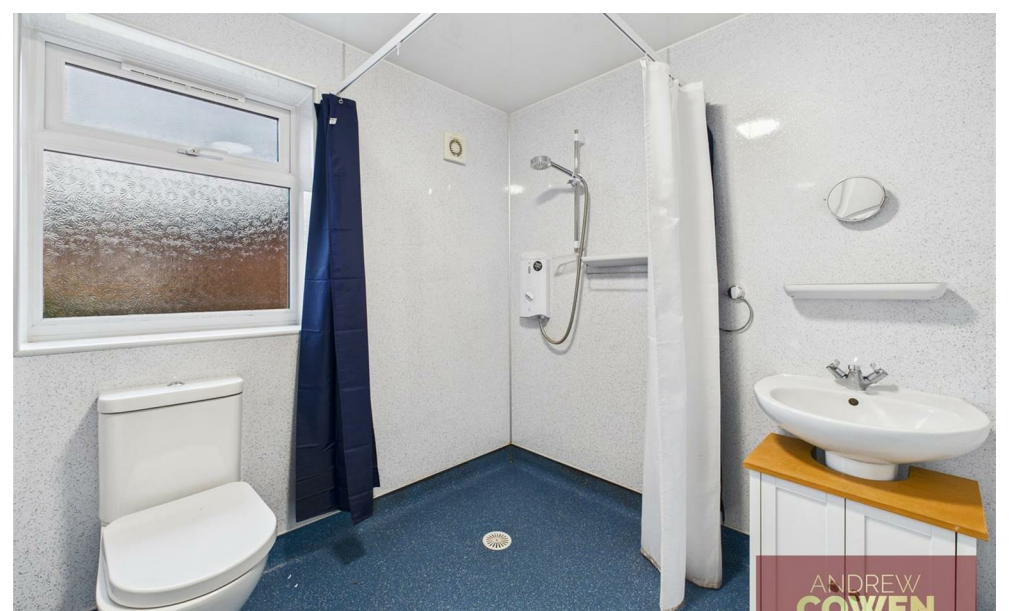
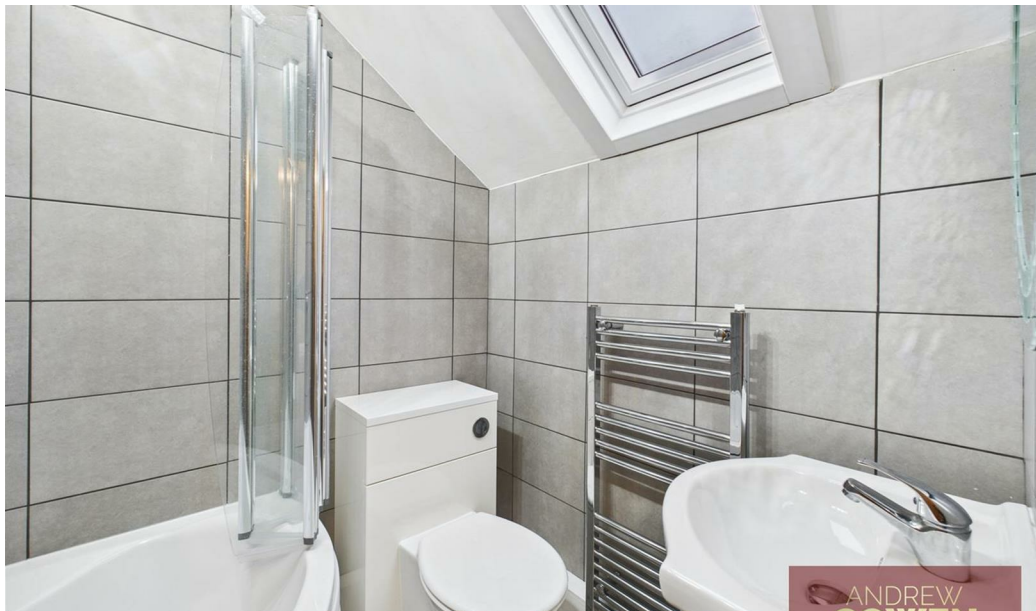
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





### Energy Efficiency Rating

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

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