



colin ellis

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Roxby Gardens, Scarborough, YO12 4JN

This delightful semi-detached house presents an excellent opportunity for families and individuals. The property boasts three bedrooms, with one conveniently located downstairs. The generous corner plot enhances the appeal of this home, offering lovely gardens to the front and rear, where you can enjoy the outdoors.

Upon entering, you are welcomed into a spacious lounge diner, modern kitchen and sun room which adds the convenience of extra space.

Practicality is also a key feature of this property, with a new boiler installed in 2025. Additionally, the property includes a garage and a driveway, providing parking and storage options.

With its prime location close to local schools and local amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Guide Price £250,000

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PROPERTY DESCRIPTION

The property briefly comprises; To the ground floor, vestibule leading into the spacious lounge with sliding door out onto rear garden, inner hallway with stairs to first floor, kitchen, sun room with doors out onto the side of the property and bedroom. To the first floor are two bedrooms and a bathroom. Externally there is a driveway leading to a single garage and gardens to the front, side and rear.

LOUNGE DINER

8.39 x 3.22 (27'6" x 10'6")



KITCHEN

6.52 x 2.43 (21'4" x 7'11")

SUN ROOM

5.33 x 2.23 (17'5" x 7'3")

BEDROOM

3.14 x 2.83 (10'3" x 9'3")

BEDROOM

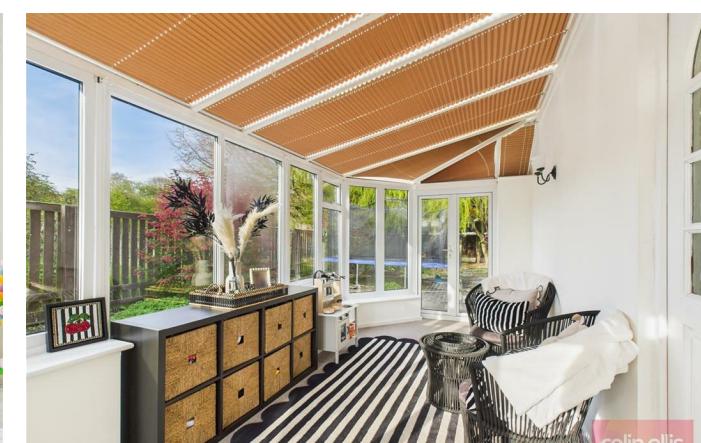
4.40 x 3.76 (14'5" x 12'4")

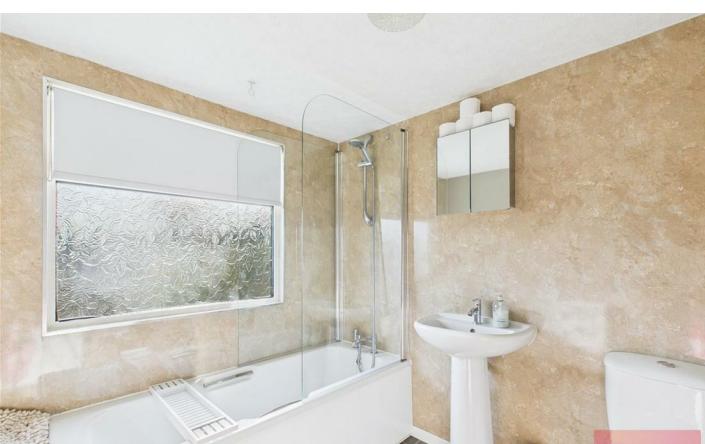
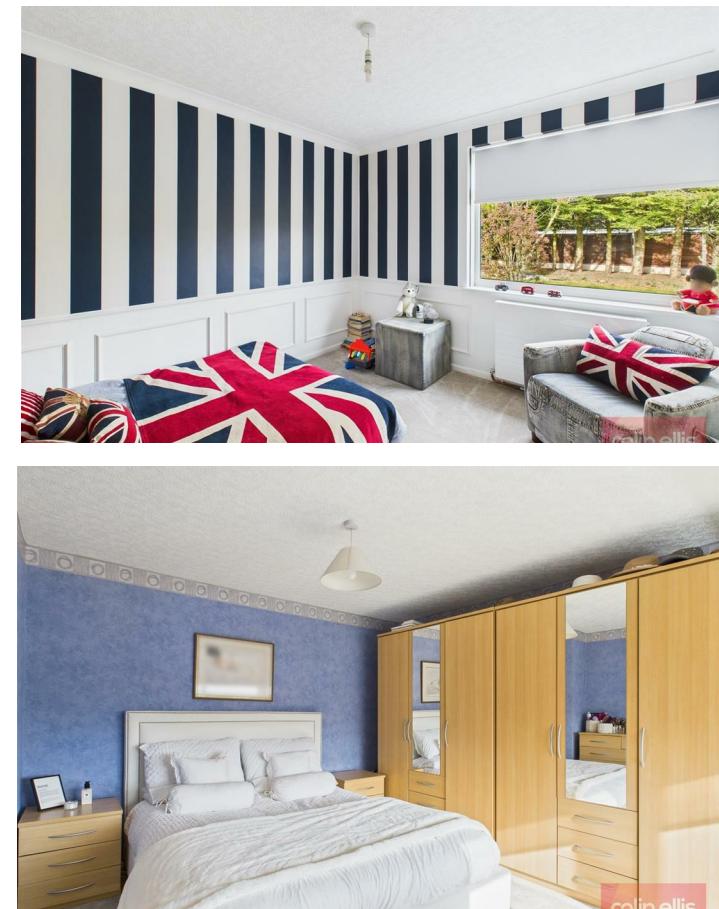
BEDROOM

1.85 x 5.59 (6'0" x 18'4")

BATHROOM

2.25 x 2.23 (7'4" x 7'3")







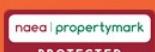
Roxby Gardens - 18704946

Council Tax Band - C

Tenure - Freehold

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		Current	Potential
Very energy efficient - lower running costs			86
(92 plus)	A		
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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