

Roscoe Street, Scarborough  
Offers Over £100,000



TWO BEDROOM MID TERRACE##LOUNGE - SEPARATE DINING  
ROOM##MODERN WELL EQUIPPED KITCHEN##FAMILY  
BATHROOM##CENTRAL HEATING-DOUBLE GLAZING##CENTRAL IDEAL  
FTB/INVESTOR##NO ONWARD CHAIN.

## **Entrance Hall**

UPVC double glazed door to the front aspect, power point, stairs to the first floor landing.

## **Lounge** 3.45m x 3.15m - 11'4" x 10'4"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

## **Dining Room** 4.10m x 2.90m - 13'5" x 9'6"

UPVC double glazed window to the rear aspect, radiator, power points. understairs storage cupboard housing the fuse box.

## **Kitchen** 4.00m x 2.30m - 13'1" x 7'7"

UPVC double glazed window and UPVC double glazed door to the side aspect, giving access to the rear yard. Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer, space for washing machine, Ideal gas combi boiler and power points.

## **First Floor Landing**

Access to the bedrooms and the bathroom.

## **Bedroom One** 4.15m x 3.35m - 13'7" x 11'0"

UPVC double glazed window to the front aspect, TV point, storage cupboard, radiator and power points.

## **Bedroom Two** 2.90m x 2.55m - 9'6" x 8'4"

UPVC double glazed window to the rear aspect, storage cupboard, radiator and power points.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **Bathroom**

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, bath with shower over, chrome heated towel rail, extractor fan.

## **Rear Courtyard**

Low maintenance rear courtyard with gated access.

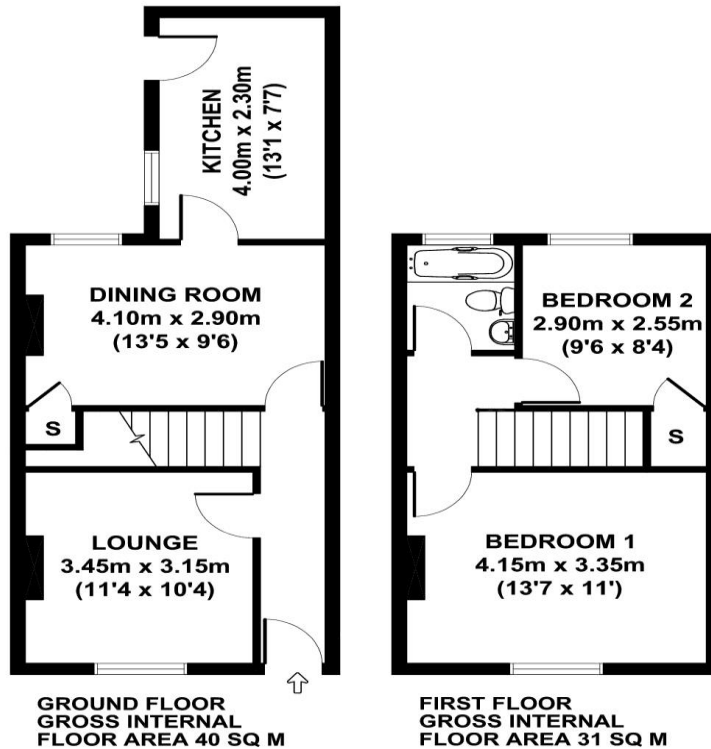
## **Front Garden**

Low maintenance walled gated fore court to the front.

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# Floor Plan



ROSCOE STREET

**APPROX. GROSS INTERNAL FLOOR AREA 71 SQ M / 764 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given