



£260,000

2 ROCKINGHAM DRIVE, NEWBY, SCARBOROUGH, YO12 5PG

- Semi Detached House
- Three Bedrooms
- Beautiful Gardens
- Garage And Large Gardens

A WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOUSE IN THIS SOUGHT AFTER LOCATION, LARGE WELL-PRESENTED GARDENS, PARKING FOR UP TO FOUR CARS, ON THE WIDE DRIVEWAY, GARAGE AND WORKSHOP AREA. OPEN PLAN KITCHEN DINER TO THE REAR, BAY FRONTED LOUNGE, THREE WELL APPOINTED BEDROOMS, BATHROOM AND W/C.



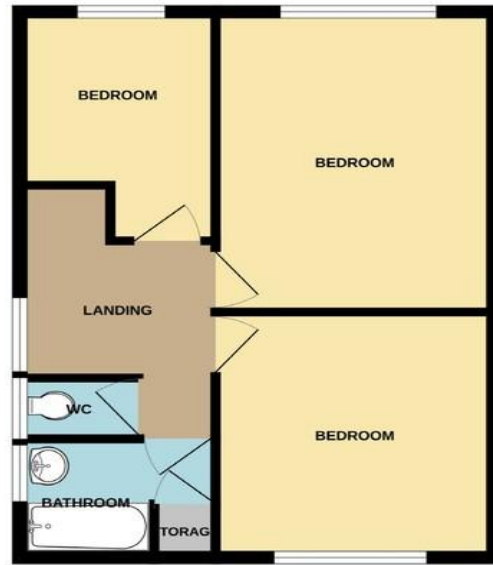
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

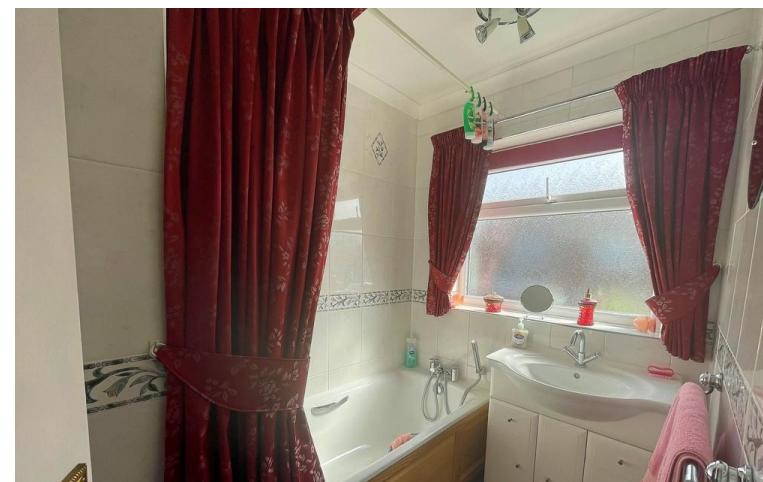
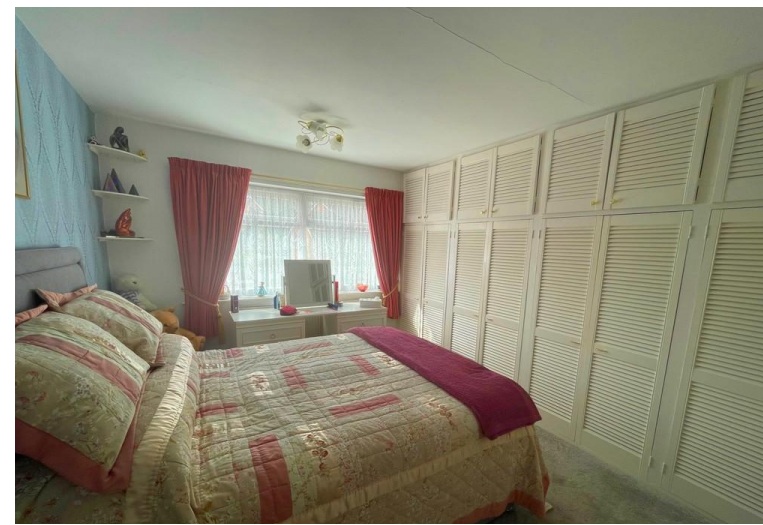
1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.8 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 porch, hallway, bay fronted lounge, rear facing dining room open plan to the kitchen. On the first floor are two well-appointed double bedrooms and a further single bedroom, bathroom with separate w/c. Wrought iron topped boundary wall to the front of the property opening onto a wide driveway with plenty of parking. Detached garage to the rear with attached workshop. Stunning gardens with lawn, well stocked beds, raised patio and summer house.



GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
16' 7" x 11' 9" (5.05m x 3.58m)
- DINING ROOM
10' 2" x 8' 2" (3.1m x 2.49m)
- KITCHEN
10' x 10' (3.05m x 3.05m)

FIRST FLOOR

- LANDING
- BEDROOM
13' 4" x 10' 9" (4.06m x 3.28m)
- BEDROOM
11' 2" x 10' 9" (3.4m x 3.28m)
- BEDROOM
10' 3" x 7' 1" (3.12m x 2.16m)
- BATHROOM
- WC

OUTSIDE

- GARDENS
- GARAGE