



Rockland Gardens, Scarborough

- Three Bedrooms
- Large Garden
- Off Road Parking
- Corner Plot
- Sea and Castle Views

Offers In Excess Of £280,000

HUNTERS®
HERE TO GET *you* THERE

Rockland Gardens, Scarborough

DESCRIPTION

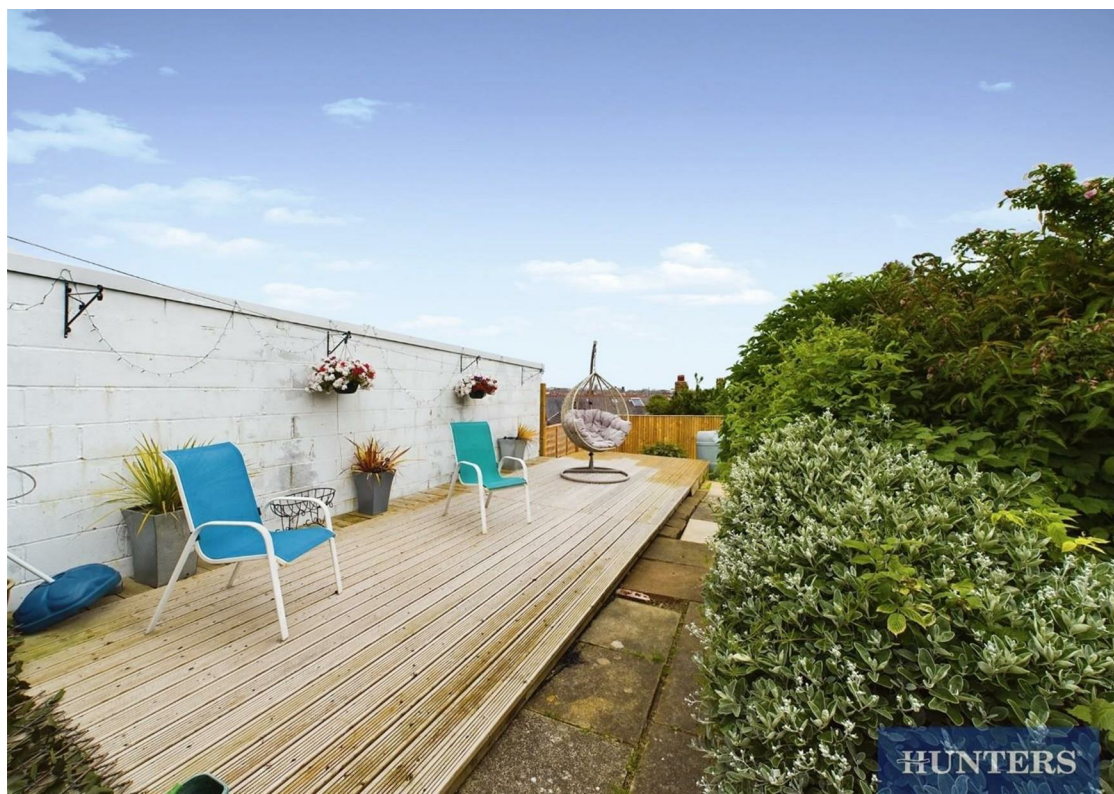
Hunters are proud to bring to the market this WELL PRESENTED SEMI DETACHED family home situated on a LARGE CORNER PLOT offering THREE BEDROOMS, LARGE REAR GARDEN and SPECTACULAR SEA AND CASTLE VIEWS. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING and GARAGE creating the ideal home for a range of buyers.

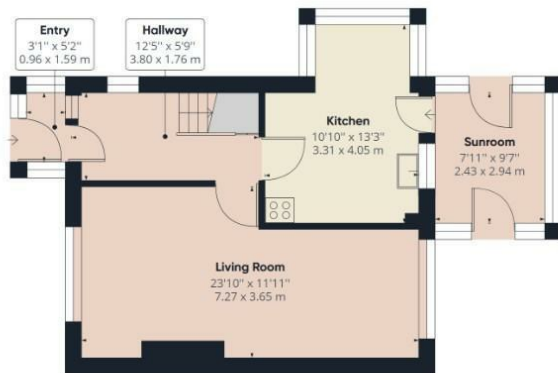
This spacious abode briefly comprises of: entrance vestibule, entrance hall leading to generously sized lounge/dining room with feature fireplace, kitchen with space for dining and conservatory. The upstairs presents you with two double bedrooms the master benefitting from sea and castle views, single bedroom and family bathroom with three piece suite. The outside welcomes you with a large laid to lawn rear garden with decking area. To the front of the property you have laid to lawn front garden, off road parking and garage.

Situated in the North Side of Scarborough this property is well located for a range of local shops, services and facilities, a choice of schools and colleges, Scarborough Hospital and has excellent access to public transport links and arterial road access.

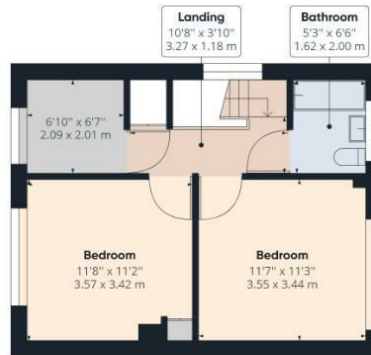
Call the office today to arrange a viewing!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1091.80 ft²
101.43 m²

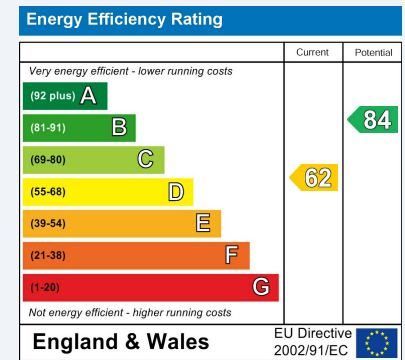
⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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