

**HUNTERS®**

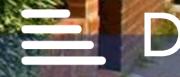
HERE TO GET *you* THERE



1



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**HUNTERS®**

# Rothbury Street, Scarborough

Offers In Excess Of £100,000



Hunters are delighted to offer this mid-terrace home, ideally located in the highly sought-after Scarborough town centre, featuring two double bedrooms, two reception rooms, and a private rear yard. The property has recently benefited from significant upgrades, including a new roof and newly fitted UPVC double-glazed windows and doors, making this an opportunity not to be missed!

The accommodation is arranged over two floors and briefly comprises of a bright and spacious lounge with bay window, opening into the dining room, a modern fitted kitchen with access to the rear yard, and a contemporary bathroom. To the first floor there are two generously sized double bedrooms and a central landing.

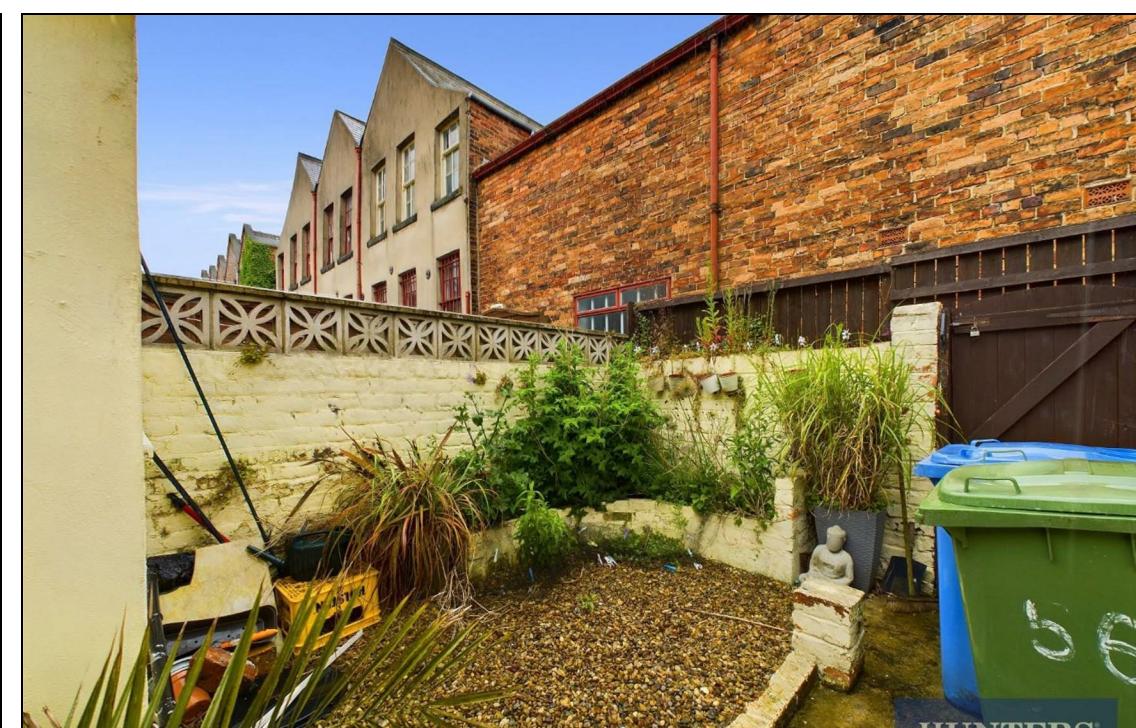
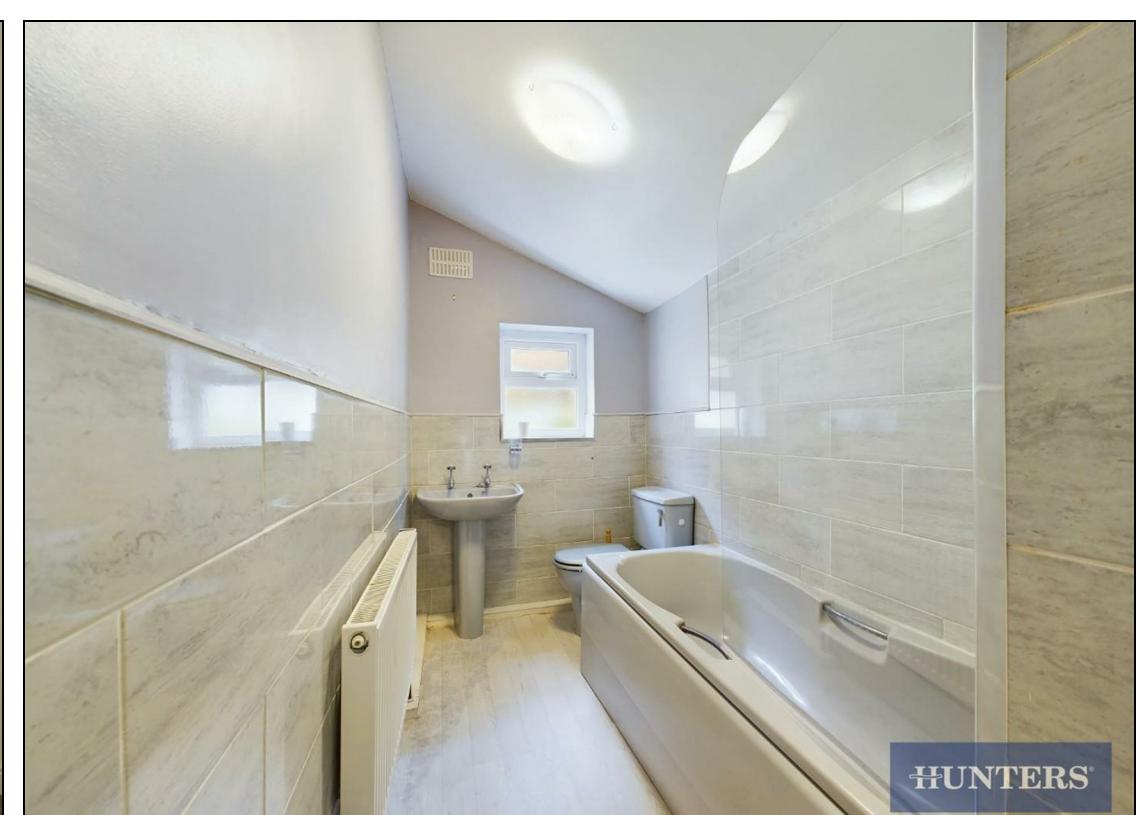
Scarborough town is situated approximately 40 miles east of York and is well connected by road and rail, making it a popular destination for tourists. Scarborough is divided into two main bays—North Bay and South Bay—each offering distinct attractions, from the dramatic ruins of Scarborough Castle to the bustling amusement arcades and sandy shores. The town centre serves as the commercial and cultural hub, featuring shopping streets, markets, and historical landmarks, making Scarborough a vibrant mix of traditional charm and modern amenities.

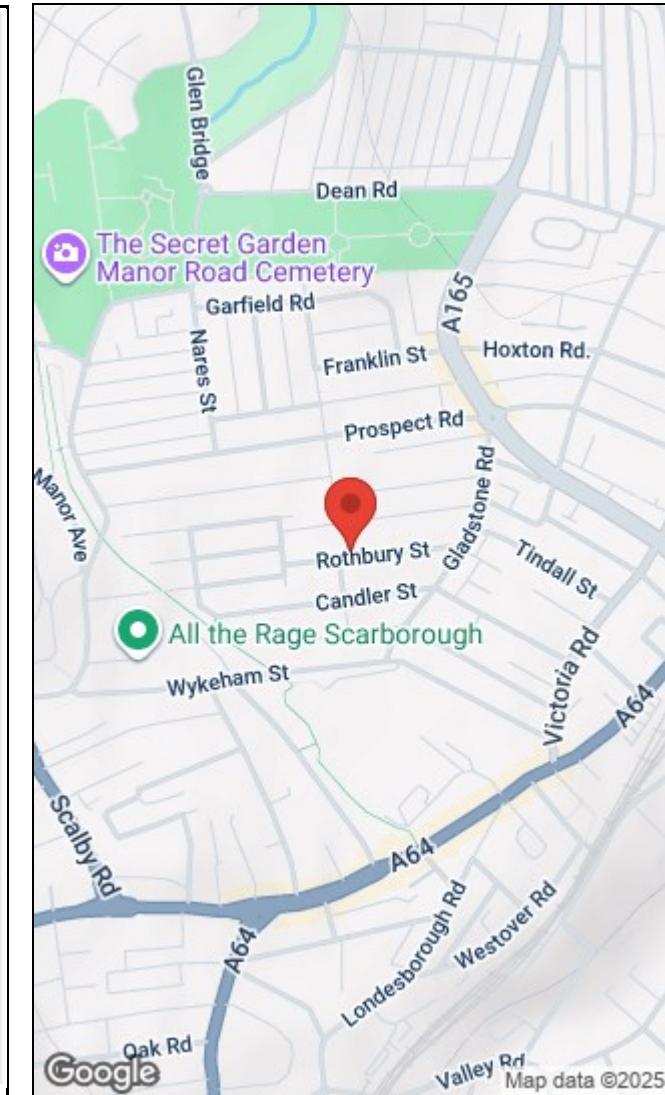
Externally, the home offers a low-maintenance rear yard and a neat front courtyard, perfect for convenient living in a central location.

## KEY FEATURES

- Two Bedrooms
- Mid Terrace Home
- Central location
- Perfect for a Range of Purchasers
- Low Maintenance Yard
- EPC Rating: D
- Council Tax: A







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	85	

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