



**£245,000**

24 ROCKINGHAM DRIVE, SCARBOROUGH, YO12 5PG

- Semi-Detached House
- Three Bedrooms
- Garage And Gardens
- Modern Kitchen Diner

A SOUGHT-AFTER AREA AND TYPE OF PROPERTY WITH NO ONWARD CHAIN, THIS COATES BUILT THREE BEDROOM SEMI DETACHED HOUSE WILL MAKE A FANTASTIC FAMILY HOME SITUATE IN THIS POPULAR NORTH SIDE AREA, WITH MODERN KITCHEN, TERRACED REAR GARDEN, DRIVEWAY AND GARAGE.

TIPPLE UNDERWOOD ESTATE  
AGENTS  
3 Coldyhill Lane, Scarborough, North  
Yorkshire, YO12 6SF

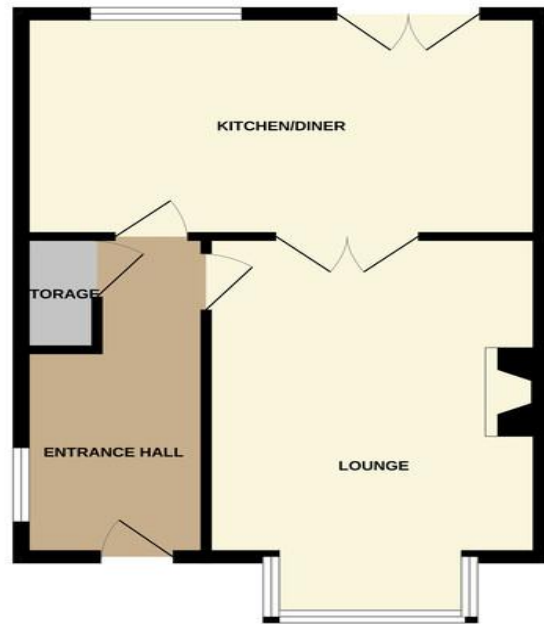
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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





GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 hall, bay fronted lounge, open plan modern kitchen diner to the rear, on the first floor are three well-appointed bedrooms and a family bathroom. Terraced gardens to the rear of the property, driveway and garage externally.



## GROUND FLOOR

ENTRANCE HALL

LOUNGE  
17' 6" x 11' 8" (5.18m x 3.56m) into bay

KITCHEN/DINER  
18' 6" x 10' 1" (5.64m x 3.07m)

## FIRST FLOOR

LANDING

BEDROOM  
13' 4" x 11' 4" (4.06m x 3.45m)

BEDROOM  
11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM  
8' 3" x 7' 4" (2.51m x 2.24m)

BATHROOM

## OUTSIDE

GARAGE

GARDENS