



13 Rowan Close, Scarborough YO12 6NH
£179,995



- Well presented Semi Detached House
- Open plan Kitchen Diner
- Three Bedrooms
- Off street parking and Garage
- Gardens to the front and rear
- Gas heated and Double glazed
- Viewing Recommended





ACCOMMODATION

Entrance Porch

Hallway
13'5" x 6'6"

Lounge
14'1" x 10'9"

Open plan Dining kitchen
17'8" x 11'9"

Integral Garage
19'8" x 10'5"

First Floor
8'6" x 6'10"

Bedroom One
13'5" x 10'9"

Bedroom Two
11'9" x 10'9"

Bedroom Three
10'5" x 6'10"

Bathroom
6'6" x 5'10"

Outside

To the front of property is low maintenance garden with Off street parking for numerous vehicles.

To the rear is a garden laid mainly to lawn with paved patio and fence boundaries.

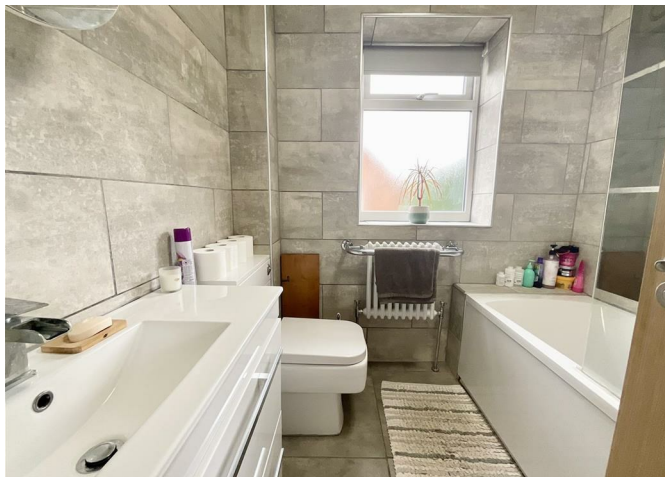
Tenure

The property is Freehold.

Council Tax and EPC

Council tax band B

EPC Rating - tbc



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

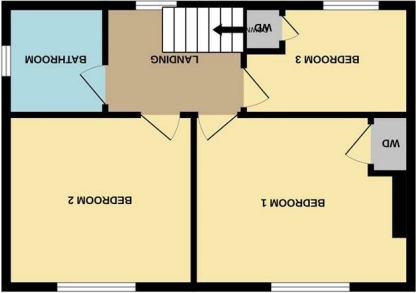
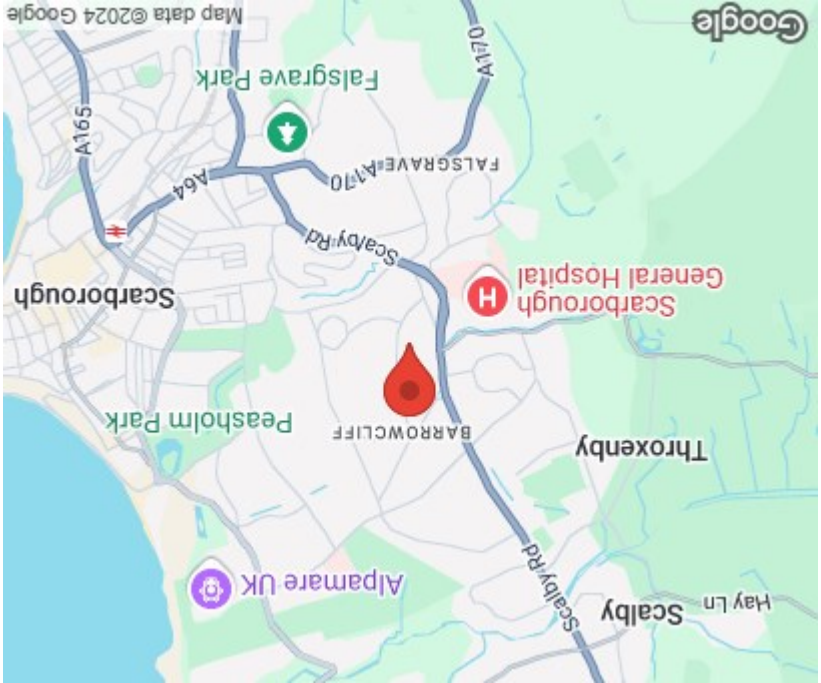
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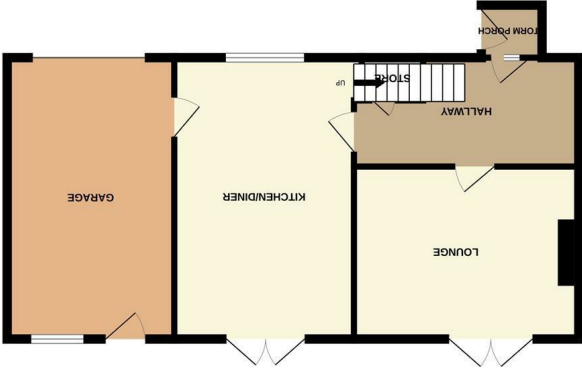
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Energy Efficiency Rating		
	England & Wales	
	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	A (92 plus)	G (1-20)
	England & Wales	
	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
	A (92 plus)	G (1-20)
Environmental Impact (CO ₂) Rating		
Current		
Potential		



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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