



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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. Made with Metropix 0/2021.



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



1 Rokeby Manor Stepney Road,
 Offers Over £130,000





- GROUND FLOOR FREEHOLD APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE LOCATED IN A SEPARATE BLOCK
- WELL MAINTAINED COMMUNAL GARDENS
- LOCATED WITHIN SCARBOROUGH'S EVER POPULAR STEPNEY AREA

Situated within the desirable STEPNEY area of Scarborough lies this TWO BEDROOM, GROUND FLOOR FREEHOLD FLAT which benefits from attractive COMMUNAL GARDENS, a GARAGE and is offered to the market with NO ONWARD CHAIN.

The property comprises on the ground floor; entrance hall with built-in storage, a bay fronted lounge/diner, a kitchen fitted with a range of wall/base units and a door to a utility area, two double bedrooms with built-in storage, a white two-piece bathroom suite and a separate WC. Surrounding the property lies attractive, well-maintained communal gardens and garage which is located within a separate block. The property does also benefit from gas central heating and double glazing.

Being located within the ever popular Stepney area the house affords excellent access to a good range of amenities including Scarborough Hospital, Falsgrave shopping parade and a choice of popular drinking/eating establishments therein, also a choice of popular schools and colleges as well as being near a regular bus route into Scarborough.

Internal viewing is a must to fully appreciate the space, setting and surroundings on offer from this ground floor apartment. Call our friendly team at CPH today to arrange a viewing on 01723352235 or visit www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Lounge/Diner
17'4" x 12'5"

Kitchen
10'9" x 8'6"

Bedroom One
12'5" x 11'1"

Bedroom Two
12'5" x 10'9"

Bathroom
7'2" max x 4'11"

WC
7'2" x 2'7"

OTHER:

Communal Gardens

External to the property lies attractive, well-maintained communal gardens and a private low-maintenance outdoor space.

Garage

The property does also benefit from a garage located in a separate block with an up and over.

Tenure/Maintenance

We have been informed by the vendor that the property is Freehold and there is a current maintenance agreement in place with Walker Landray of approximately £58 pcm.

Details Prepared

TLGV/081221



Interested? Get in touch:

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