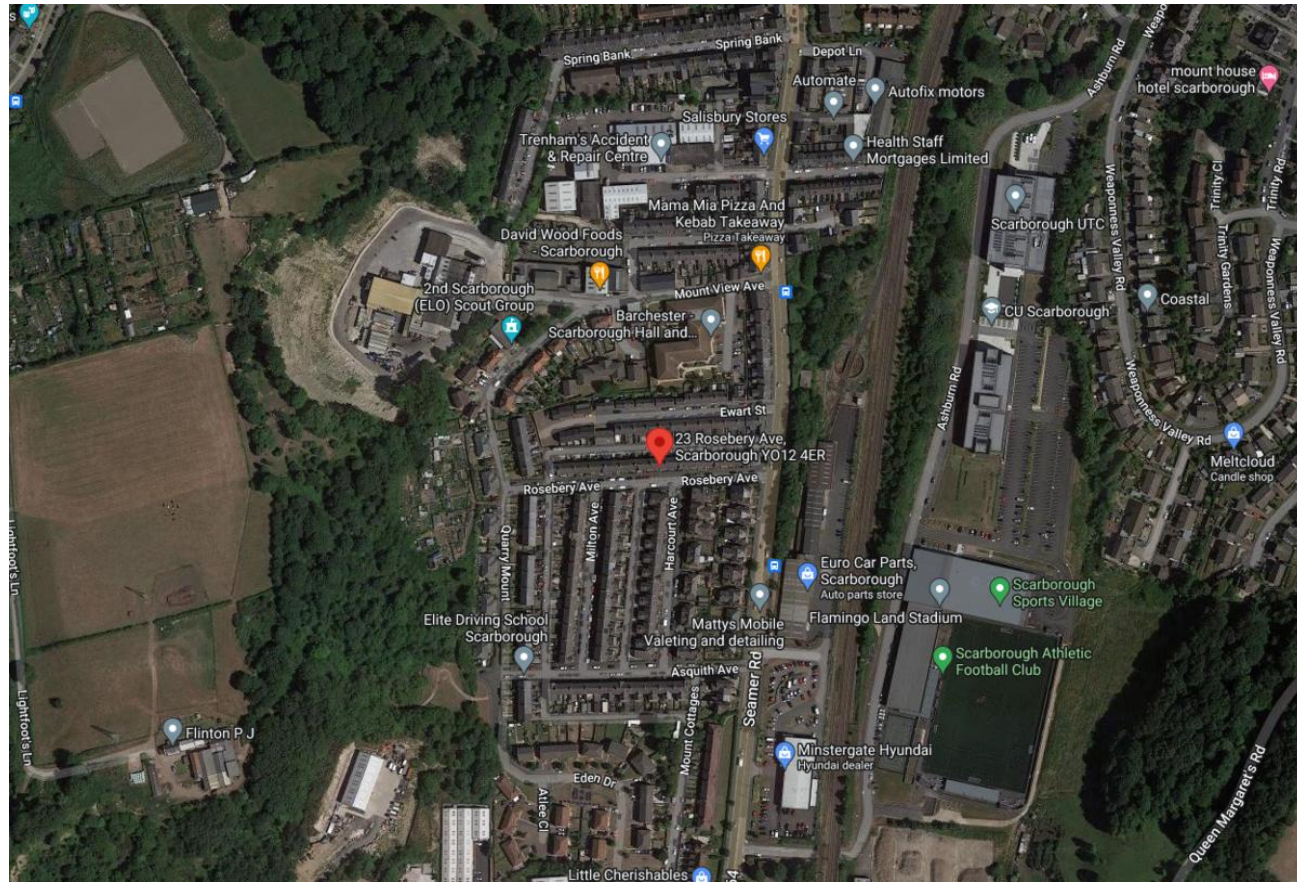


23 Rosebery Avenue, Scarborough

£135,000



Full EPC information available on request.



- Investors only, excellent tenant
- High standard of decoration
- Contemporary kitchen
- Open plan lounge diner
- Modern bathroom
- 2 Double sized bedrooms
- Courtyard to rear
- Gas CH and DG windows

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

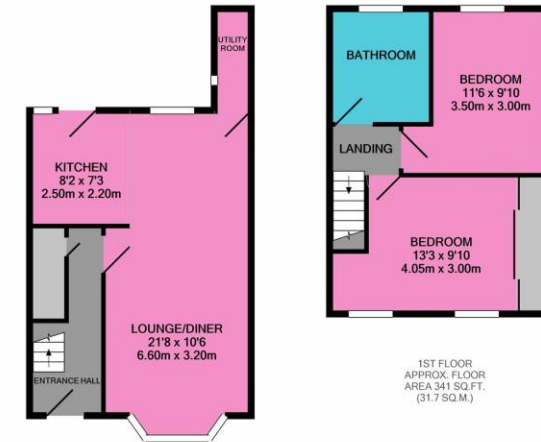




**\*\*INVESTORS ONLY\*\***

Immaculate 2 BEDROOM mid terrace home on Rosebery Avenue with excellent tenant.

Four Walls Or More are delighted to offer for sale this tenanted property. The property briefly comprises of an entrance hallway with storage cupboard, large open plan living/dining space with modern kitchen. Separate utility cupboard. To the first floor are 2 double sized bedrooms and a contemporary family bathroom. Externally, to the front is a small forecourt whilst to the rear there is a good sized private courtyard with double gates allowing off road parking if desired. The property has been well maintained and has a very good standard of decoration and flooring throughout. The property is currently achieving £625pcm.



GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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