



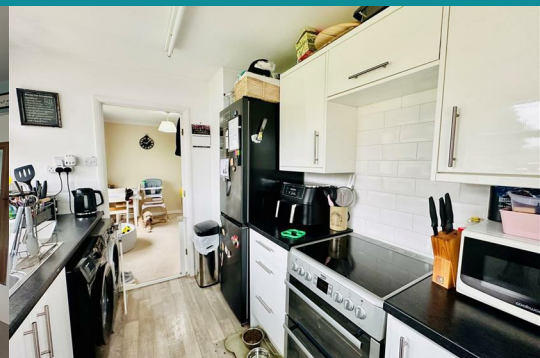
## 46 Beacon Road

Seamer, Scarborough, YO12 4HT

**Guide Price £189,950**



We are delighted to bring to the market this WELL PRESENTED 2 BEDROOM SEMI-DETACHED BUNGALOW situated in the popular village of Seamer. The property has been well maintained and benefits from a modern kitchen and a spacious lounge/diner. There are 2 double bedrooms, one with built in cupboard and a modern bathroom. To the rear of the property is a large garden with lawn, a spacious patio area with covered seating, ideal for entertaining and a garden shed. The property also benefits from off road parking. In our opinion, this property is a very appealing bungalow in a great location and will appeal to a variety of buyers.



## Hallway

UPVC window and door, built in cupboard and radiator.

## Lounge/Diner

Rear facing UPVC window, electric fire and modern surround, coving, overhead light and radiator.

## Kitchen

With range of wall, base and drawer units, co-ordinating worktop, stainless steel and tiled splashback. Spaces for oven/bob, fridge, washing machine and tumble dryer. UPVC window overlooking the rear and UPVC door.

## Bedroom 1

Front facing UPVC window, overhead light, radiator and built in cupboard.

## Bedroom 2

Front facing UPVC window, overhead light, coving and radiator.

## Bathroom

3 Piece bathroom suite and part tiled walls. Frosted UPVC overlooking the side of the property. Built in cupboard.

## Outside

With lawn to the front of the property and driveway to the side. The rear garden is mainly laid to lawn with hard landscaped area at the end of the lawn with ample space for dining/entertaining and covered seating area.

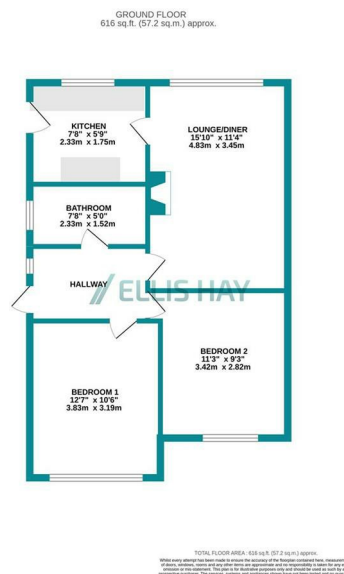
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: B

## Tenure: Freehold



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