



20 Denison Avenue

Seamer, Scarborough, YO12 4QU

Guide Price £236,500



Nestled in the charming village of Seamer, Scarborough, we are delighted to offer to the market this 3-bedroom semi-detached house. Close to the many amenities within Seamer such as local school and pre-school, sporting facilities, shop, fish and chip shop and pub, the property is also close to local transport links such as the A64 and A170 and Seamer Road into Scarborough itself.

When briefly described the property has 2 reception rooms and a kitchen/diner with a breakfast bar. Both the lounge and kitchen have doors leading into the enclosed rear garden. Upstairs there are 3 bedrooms and a modern family bathroom. With large lawned areas at the rear, a path leads you to a spacious garden room that provides a flexible space, allowing you to tailor it to suit your lifestyle - whether you fancy a quiet working environment, a vibrant play area for the little ones, or a space to socialise and unwind.

Sold with NO ONWARD CHAIN, we highly recommend a viewing at your earliest convenience. Book a viewing today and step into the potential of what could be your new dream home.



Hallway

UPVC door and window

Overhead light and radiator, storage cupboard with plumbing for automatic washing machine.

Lounge 12'9" x 12'5" (3.9 x 3.79)

With modern fireplace and gas fire, overhead light, coving and radiator. UPVC doors leading to rear garden.

Dining Room 12'5" x 11'5" (3.79 x 3.5)

Flexible reception room currently used as home study. Overhead light and radiator. UPVC window overlooking the rear.

Kitchen/Diner 18'0" x 11'5" (5.5 x 3.5)

With range of modern wall, base and drawer units with co-ordinating worktop, stainless steel sink and tiled splashback. Feature raised breakfast bar. Integrated fridge/freezer, electric oven, gas hob and extractor fan over. Space for washing machine or dishwasher. Dual aspect room with UPVC window overlooking the front and UPVC bi-fold doors giving access to the rear garden.

Bedroom 1 13'0" x 10'9" (3.97 x 3.3)

Double bedroom with overhead lighting, radiator and fitted wardrobes. UPVC window overlooking the rear.

Bedroom 2 10'9" x 10'9" (3.3 x 3.3)

Double bedroom with overhead light and radiator. Fitted cupboard and UPVC window overlooking the rear.

Bedroom 3 9'6" x 7'2" (2.9 x 2.2)

Overhead lighting and radiator, fitted storage and UPVC window overlooking the front of the property.

Bathroom 7'2" x 5'6" (2.2 x 1.69)

Large walk in shower enclosure, WC and handbasin with vanity unit below. Towel rail, extractor fan and tiled walls. UPVC window overlooking the front of the property.

Garden Room

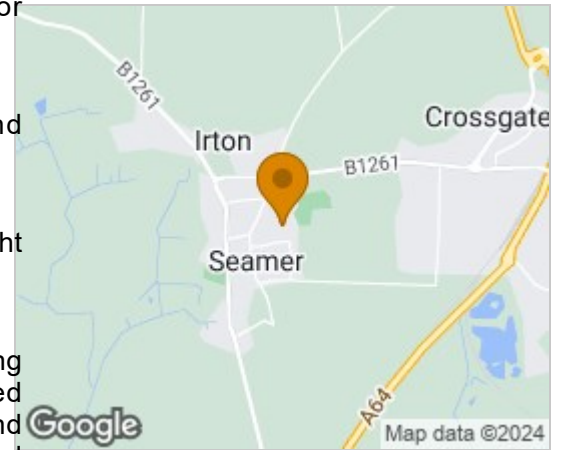
Garden Room with UPVC double doors and 2 UPVC windows. Currently used as a social room with seating and bar area, the room has lighting and power.

Outside

At the front of the property there is off road parking and a lawned area.

At the rear of the property, there is a lawned area and pathway leading to the garden room.

Area Map

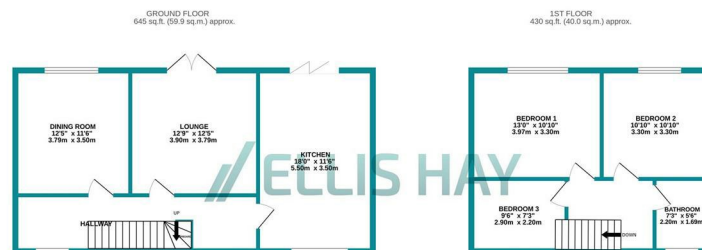


Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 | |

Council Tax Band: B

Tenure: Freehold



TOTAL FLOOR AREA: 1075 sq ft (99.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 accuracy, completeness or reliability of the information has not been tested and no guarantee is given. Made with Metropac C2024

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