



**Seamer Road, East Ayton, Scarborough**

, YO13 9HN

**Offers In Excess Of  
£625,000**



# Seamer Road, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to bring to the market this WELL PRESENTED FAMILY HOME situated on a GENEROUS sized plot in the highly SOUGHT AFTER village location of East Ayton. This exquisite abode offers FIVE BEDROOMS, THREE RECEPTION ROOMS and THREE BATHROOMS. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and LARGE REAR GARDEN with OUTDOOR GARDEN ROOM perfect for alfresco dining with BAR AREA, DINING AREA AND SPACE FOR HOT TUB making this the ideal home for a range of buyers including families!

This light and airy living accommodation briefly comprises: entrance hall with stairs to the first floor landing, two bay fronted lounge areas, dining room with bi-folding doors leading to garden, modern kitchen, utility room and downstairs WC. To the first floor of the property you are welcomed with five bedrooms, two of them benefiting from en suite facilities, family bathroom and separate WC. The outside welcomes you with a mainly laid to lawn rear garden, summer house, workshop and outdoor garden room with power and lighting, bar area, space for hot tub and outdoor seating area. To the front of the property there is ample off road parking for multiple vehicles.

This property is located within the highly popular residential village of East Ayton. Situated a few miles west of Scarborough, East Ayton, together with its twin West Ayton, provides a wealth of local amenities and facilities and amenities including Petrol Station, supermarket, post office, Primary School, two Churches, Public house, Pubs and Fish and Chip Restaurant all within walking distance. From the village there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles).

Internal viewings are highly recommended, call 01723 336760 to book!



# ROOMS

## Entrance Hall

13'9" x 8'6"

UPVC double glazed window to the front aspect, wooden door, coving, laid wood style flooring, radiator, stairs to the first floor landing and power points.

## Downstairs Toilet

7'7" x 2'11"

UPVC double glazed window to the side aspect, laid wood style flooring, fully tiled walls and low flush WC.

## Second Lounge

13'9" x 11'10"

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, bi-folding doors leading to dining room, coving, radiator, TV point and power points.

## Lounge

12'10" x 14'1"

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, coving, radiator, TV point and power points.

## Dining Room

14'9" x 14'1"

UPVC double glazed window to the side aspect, bi-folding doors to the rear aspect, laid wood style flooring, coving, radiator, telephone point and power points.

## Kitchen

9'6" x 8'10"

UPVC double glazed window to rear the aspect, laid wood style flooring, heated towel rail, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated oven, gas hob, space for dishwasher, space for american style fridge/freezer, extractor hood and power points.

## Utility Room

9'6" x 8'10"

UPVC double glazed windows to the side aspect, tiled flooring, base units with roll top work surfaces, tiled splash back, space for washing machine, space for tumble dryer, sink and drainer unit, radiator and power points.

## Landing

UPVC double glazed window to the front aspect, radiator, loft access and power points.

## Bedroom 1

11'10" x 13'9"

UPVC double glazed windows to the front and side aspects, radiator, TV point and power points.

## En-Suite

Part tiled walls, heated towel rail, laminated flooring and three piece suite comprising of: fully tiled shower cubicle, low flush WC and wash hand basin with pedestal.

## Bedroom 2

9'6" x 12'2"

UPVC double glazed window to the front and side aspects, fitted wardrobes, radiator and power points.

## Bedroom 3

8'10" x 14'9"

UPVC double glazed window to the side and rear aspects, fitted wardrobe, radiator and power points.

## En-Suite

6'3" x 9'2"

Window to the side aspect, laminated flooring, heated towel rail and three piece suite comprising of: tiled shower cubicle with power shower, low flush WC and wash hand basin with pedestal.

## Bedroom 4

10'6" x 10'10"

UPVC double glazed window to the rear aspect, fitted wardrobes, sink with vanity unit, radiator and power points.

## Bedroom 5

7'3" x 9'6"

UPVC double glazed window to side aspect, radiator and power points.

## Bathroom

UPVC double glazed opaque window to the side aspect, partially tiled walls, laid wood style flooring, heated towel rail and two piece bathroom suite comprising of: panel enclosed bath with mixer taps and shower attachment and wash hand basin with pedestal.

## WC

Low flush WC and fully tiled walls.

## Loft

Fully boarded loft area

## Rear garden

Mainly laid to lawn garden with plant and shrub borders, patio area, decking, summer house, workshop and large outdoor garden room with power and lighting, astro turf, bar area, space for hot tub and space for dining.

## Parking

Driveway with ample parking for up to ten vehicles.

## Agents Notes

Council Tax-F

EPC- C

Freehold

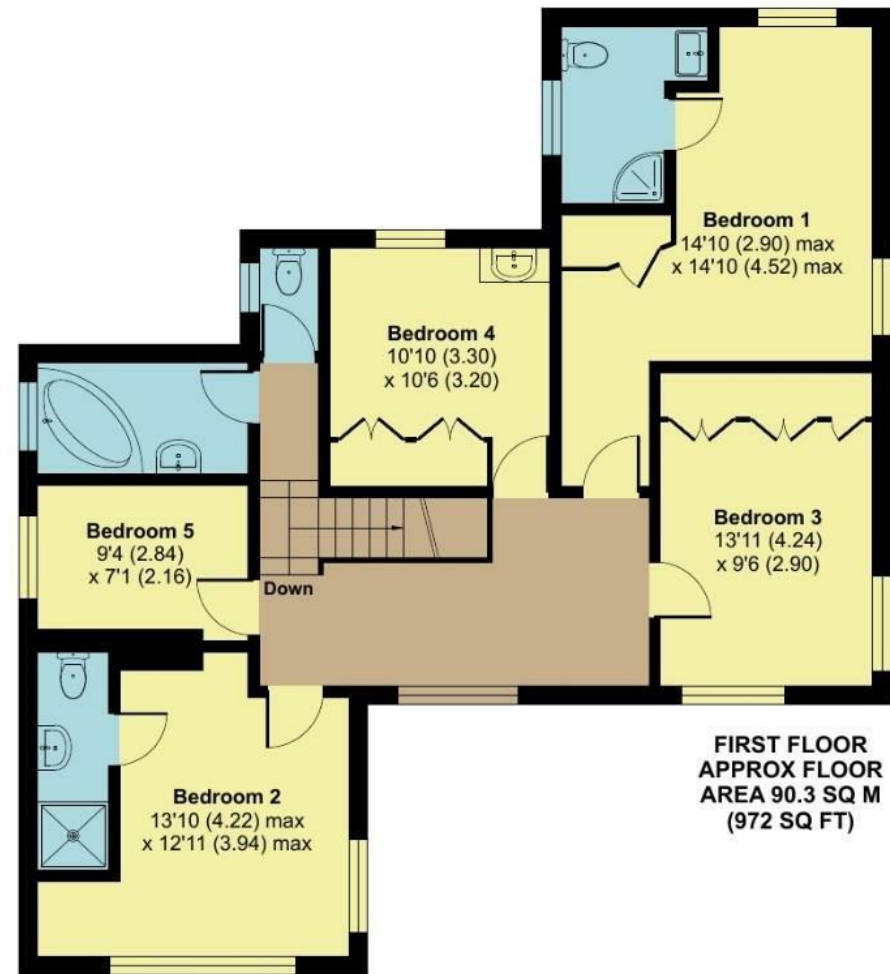
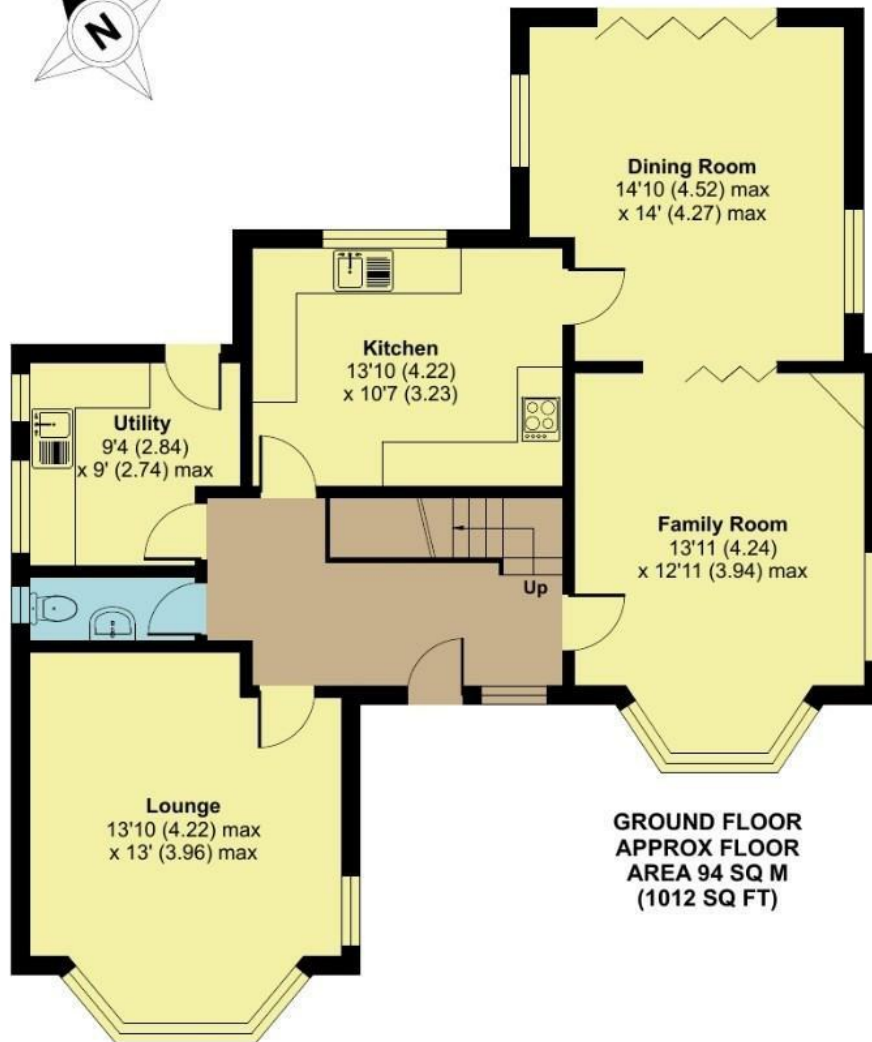
New boiler fitted 2022



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Approximate Area = 1984 sq ft / 184.3 sq m

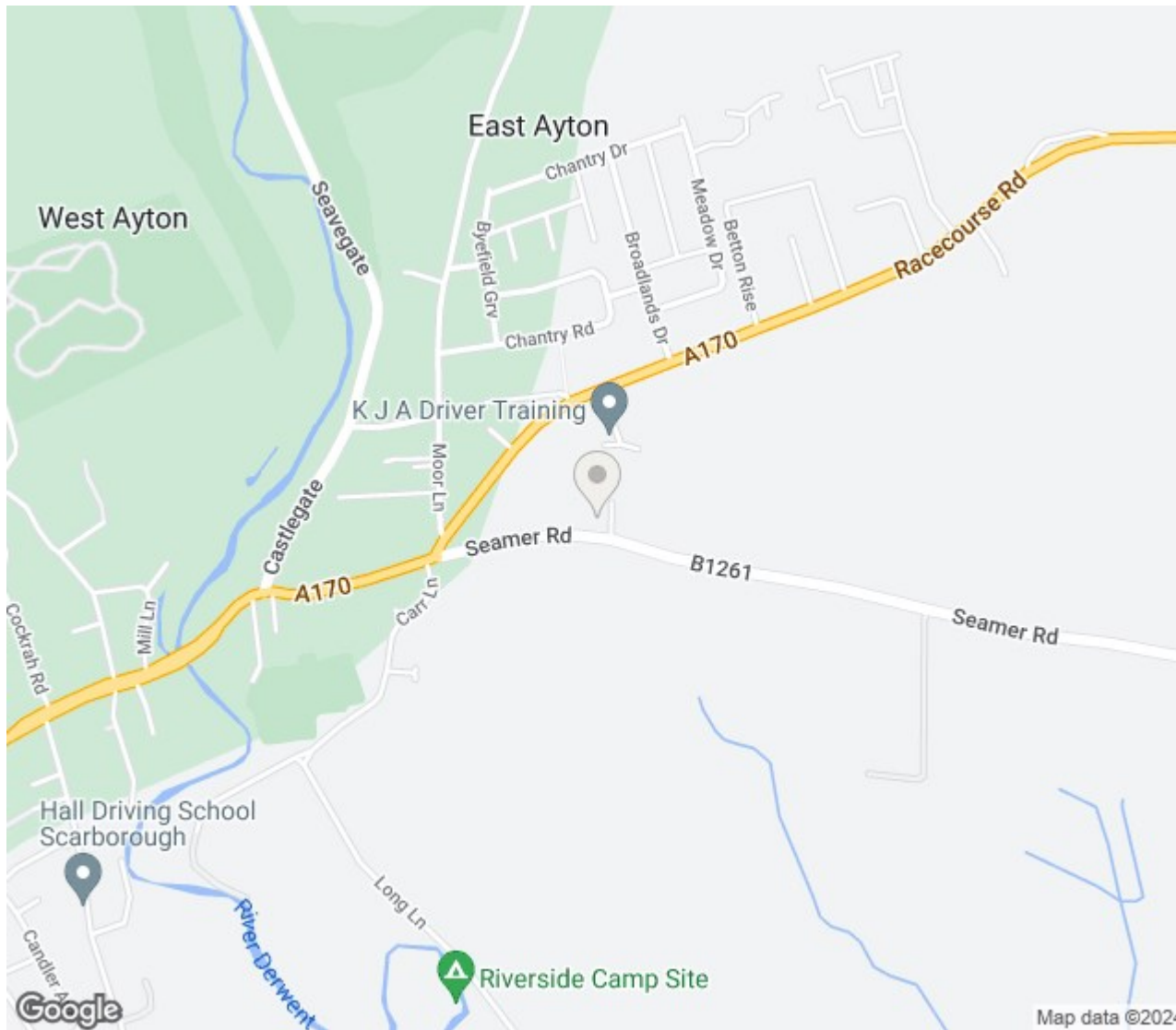
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 949578







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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