



## Eastgate, Scarborough

- Semi Detached Dormer Bungalow
- Garage
- UPVS Double Glazing
- Council Tax C
- Three Bedrooms
- Off Road Parking
- Gas Central Heating

**£250,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Eastgate, Scarborough

## DESCRIPTION

**\*\* NO ONWARD CHAIN \*\***

Hunters are pleased to bring to the market this FANTASTIC semi detached dormer bungalow located in the PEACEFUL Seamer Village offering THREE BEDROOMS, SUN ROOM, LARGE GARDEN, OFF ROAD PARKING and GARAGE. Benefiting from VACANT POSSESSION, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the perfect home for a RANGE OF BUYERS including FAMILIES, COUPLES and MANY MORE.

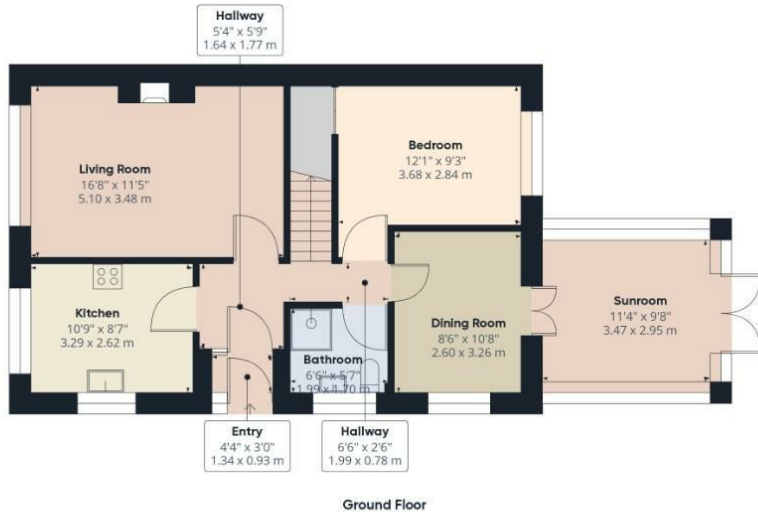
This spacious abode briefly comprises: entrance hall with stairs to the upper floor, lounge, kitchen, dining room sun room with French doors leading to the rear garden, family bathroom and downstairs bedroom. To the upper floor you are presented with two double bedrooms. The outside welcomes you with a well presented mainly laid to lawn rear garden, garage and driveway creating off road parking for three vehicles.

Located in the sought after village of Seamer, the house affords excellent access to a wealth of amenities and attractions including a supermarket, a highly regarded junior school, a sports club and playing fields, along with a fish and chip shop and a popular public house/restaurant. Seamer benefits from a highly convenient railway service providing easy access to Scarborough, York and beyond. There is also an efficient bus service and the A64 trunk road, is only 2 miles away.

Call now to arrange a viewing!







Ground Floor



Floor 1



Approximate total area<sup>1</sup>

1213.59 ft<sup>2</sup>  
112.75 m<sup>2</sup>

Reduced headroom

32.97 ft<sup>2</sup>  
3.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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