

## Beacon Road, , Scarborough, YO12 4HT

- Two Double Bedrooms
- Off Road Parking
- Large Gardens
- Corner Plot
- Garage
- Sought After Location

**Asking Price £250,000**



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## DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED SEMI DETACHED bungalow situated on a LARGE CORNER PLOT in the highly sought after area of Seamer. Offering TWO DOUBLE BEDROOMS, SUNROOM, OFF ROAD PARKING and EXPANSIVE GARDENS perfect for a range of buyers.

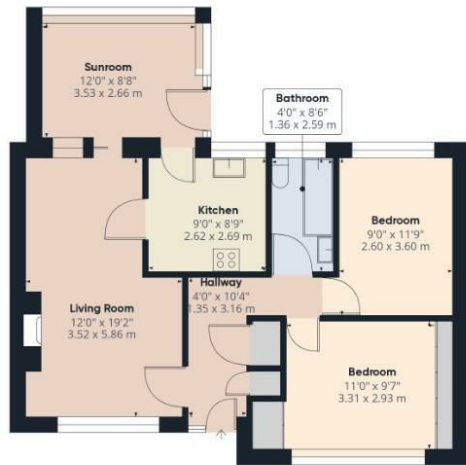
This light and airy abode briefly comprises of: entry hall leading to living room with space for dining, modern integrated kitchen, sunroom with views over the garden, two double bedrooms, master benefitting of fitted wardrobes and family bathroom with three piece suite. To the outside you are presented with mainly laid to lawn gardens with outdoor stores, greenhouses, vegetable patches and access to the driveway which houses parking for two vehicles, garage with power and lighting and attached workshop.

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.

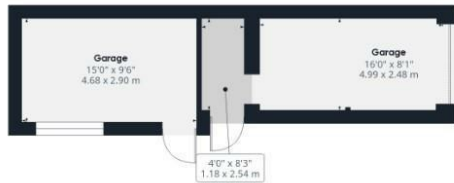
Internal viewings are highly recommended!







Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1062.18 ft<sup>2</sup>  
98.68 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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