



## Main Street, Seamer, Scarborough, YO12 4RF

- Village Location
- Character Cottage
- Off Road Parking
- Two Bedrooms
- Extensive Gardens
- No Onward Chain

**Offers Over £180,000**





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## DESCRIPTION

Hunters have the pleasure of bringing to the market this charming MID TERRACE COTTAGE offering an ABUNDANCE OF CHARACTER FEATURES, TWO BEDROOMS, LARGE REAR GARDEN and WORKSHOP. Benefitting from OFF ROAD PARKING and NO ONWARD CHAIN making this the ideal property for first time buyers, couples and investors.

This well presented abode briefly comprises of: entrance porch leading to beamed lounge with working fireplace and kitchen. To the first floor you are welcomed by two bedrooms, master benefitting from fitted wardrobe and family bathroom with three piece suite. To the outside via a shared access road you are presented with off road parking for two cars and located behind is a large workshop, greenhouse, and extensive laid to lawn rear garden with mature shrubs, plants and patio areas.

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!





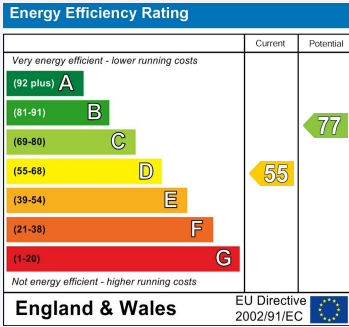






# ENERGY PERFORMANCE CERTIFICATE

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.



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.

