



**Main Street, Scarborough**  
YO12 4PS

**Asking Price £320,000**

**HUNTERS®**  
EXCLUSIVE



**3**



**1**



**2**



**F**



# Main Street, Scarborough

## DESCRIPTION

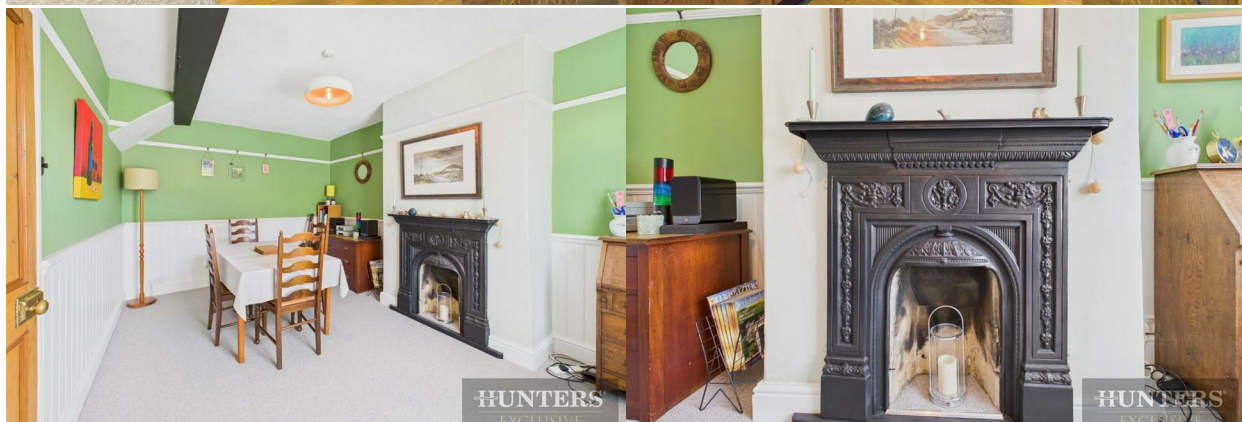
Hunters Exclusive are proud to present this delightful mid-terrace stone-built cottage, offering a perfect blend of traditional charm and modern convenience. Set across two floors, the property features a welcoming lounge, a separate dining room ideal for entertaining, and a well-appointed kitchen that opens into a bright and airy conservatory—perfect for year-round enjoyment. A downstairs WC adds further convenience to the ground floor.

Upstairs, the home boasts three generously sized double bedrooms and a stylish shower room. Outside, the enclosed garden is thoughtfully designed with a central lawn and a paved border, offering both beauty and ease of maintenance.

To the rear of the property, you'll find a practical workshop, off-road parking, a garage, and a car port, providing ample space for storage and secure vehicle accommodation. The excellent workshop and garage also offer exciting potential for part or full development, subject to the necessary planning permissions.

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.

Ideal for families or those seeking character and space, this cottage combines classic stone architecture with modern-day practicality.

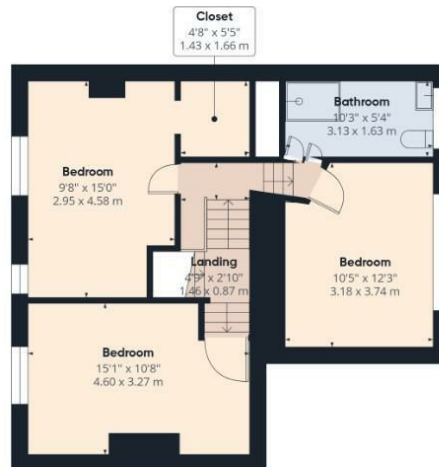








Ground Floor



Floor 1

**HUNTERS®**  
HERE TO GET *you* THERE

**Approximate total area<sup>(1)</sup>**

1207 ft<sup>2</sup>

112.1 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

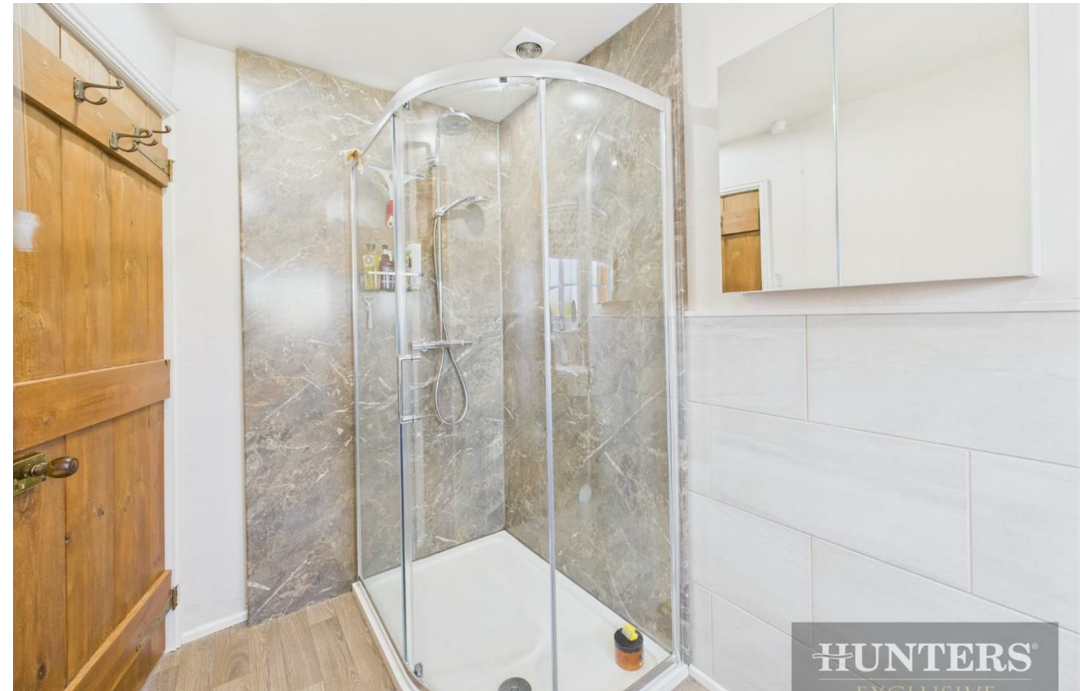
..... Below 5 ft/1.5 m

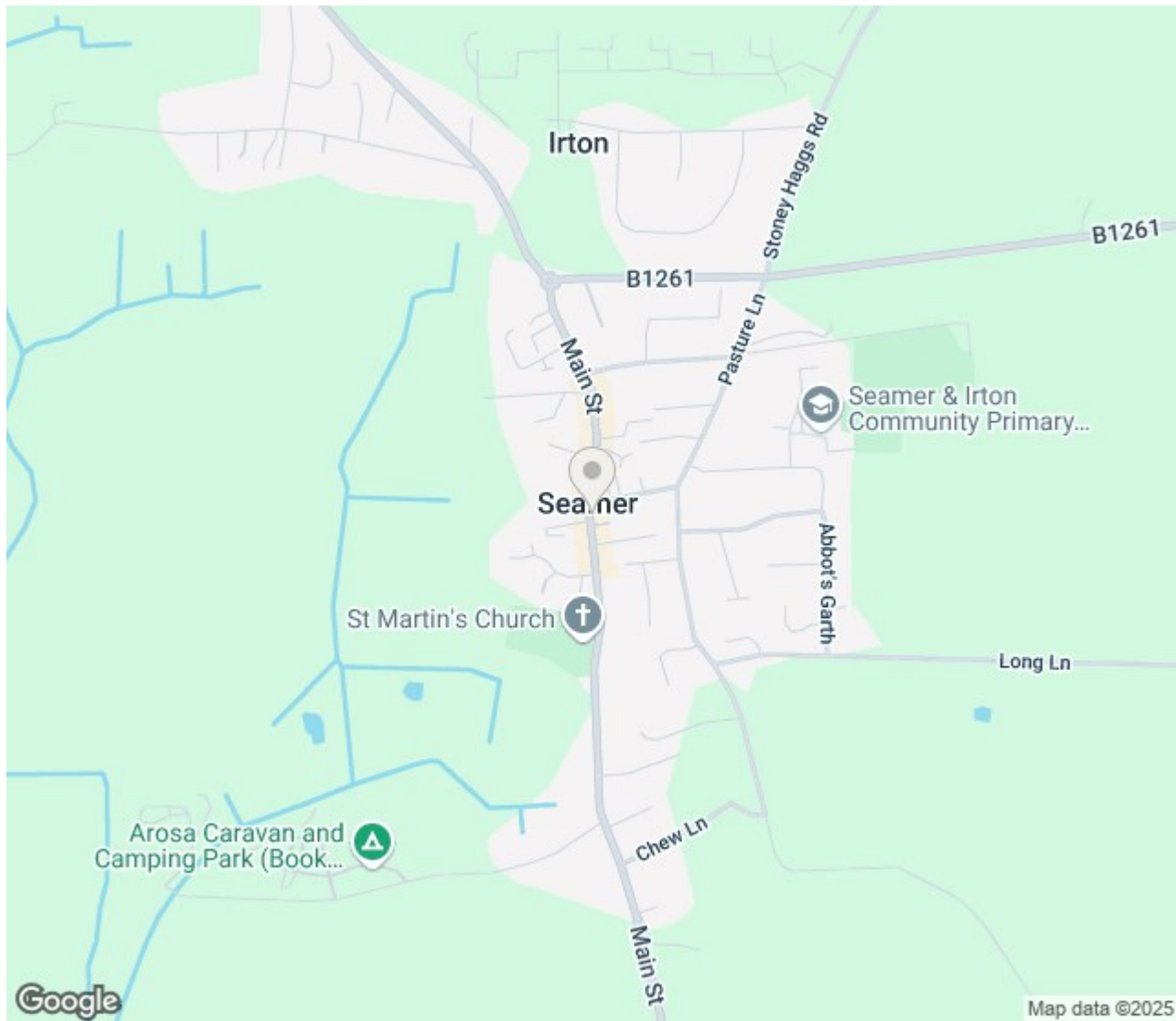
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(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	

### 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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