



32a Main Street, Seamer, Scarborough YO12 4PS  
Guide Price £190,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





Located in the POPULAR VILLAGE of SEAMER with fantastic open aspect views to the front over open fields. This DECEPTIVELY SPACIOUS, STONE BUILT COTTAGE benefits from two generous first floor double bedrooms, GENEROUS KITCHEN/DINER and TWO SPACIOUS RECEPTION ROOM (one of which has previously been used as a bedroom) with exposed beams to the ceiling. The property benefits from OFF-STREET PARKING and GARAGE/STORE to the rear via a communal courtyard.

'In our opinion' the property is offered to the market in generally good order and does already benefits from gas central heating and uPVC double glazing including feature sash windows to the front. The accommodation itself briefly comprises of Entrance hall with stairs leading up to the first floor landing and doors to two generous receptions rooms or possible bedroom and a spacious kitchen/diner with further door leading out to the rear courtyard/garden. To the first floor is a house bathroom with three-piece white suite and two generous double bedrooms. Externally the property benefits from communal courtyard to the rear providing off street parking and access to the open garage/store with a small area of private garden.

The property is located in the popular village of Seamer which offers a wealth of amenities including a pub/restaurant, 'Proudfoots' supermarket, a popular primary school, Sports club and playing fields, ample play parks and is the perfect area for scenic walks. Seamer has excellent transport links including railway line to Scarborough and the A64 is close by to create links to Malton and York.

Offered with NO ONWARD CHAIN, Internal viewing for this property is highly recommended in order to fully appreciate the space, character, setting and views. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website



#### ACCOMMODATION

##### GROUND FLOOR

###### Entrance Hall

With double glazed entrance door, stairs to the first floor landing and doors to:

###### Lounge

14'9" x 11'9"

With double glazed window to the front.

###### Dining Room/Possible Bedroom

14'5" x 11'9"

With double glazed window to the front.





Kitchen/Diner  
24'3" x 6'10"  
With double glazed entrance door leading out to the rear courtyard and double glazed window to the rear.

#### FIRST FLOOR

Landing  
With double glazed window to the rear, built in storage cupboard and doors to:

Bedroom One  
14'9" x 11'9"  
Double glazed window to the front with open aspect views.

Bedroom Two  
14'5" x 11'9" max  
Double glazed window to the front with open aspect views and built in cupboard/wardrobe.

Bathroom  
7'2" x 6'10"  
Fitted with a modern white three piece suite and double glazed window to the rear.

#### EXTERNALLY

The property is accessed to the rear via a communal courtyard. No.32a benefits from a small strip of private garden as well as off street parking space and open garage/store.

Council Tax and EPC  
**Council Tax - Band D**

**EPC Rating - Band D**

Details Prepared/Ref  
PF/160623

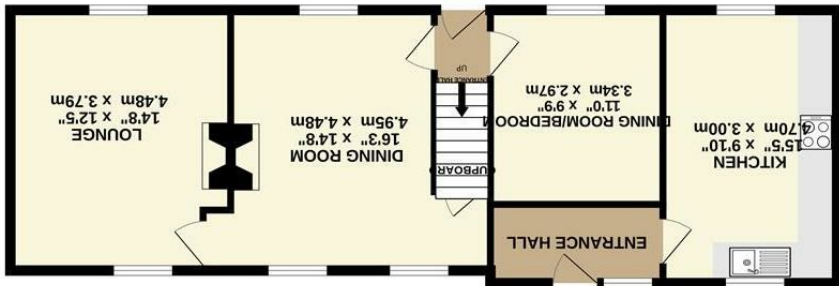




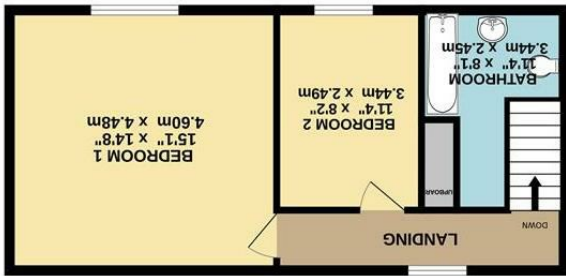
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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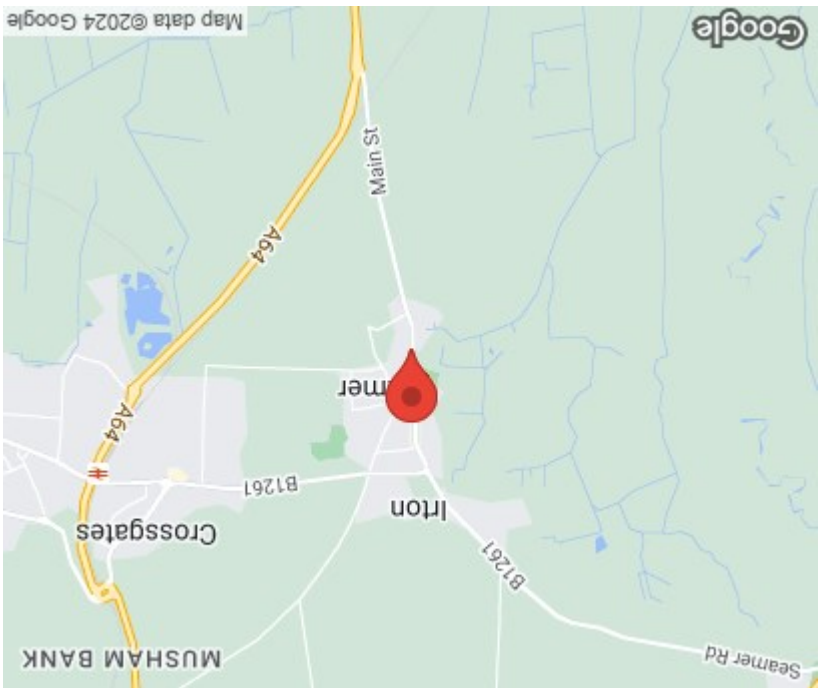
GROUND FLOOR  
 690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
 460 sq.ft. (42.8 sq.m.) approx.

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Very energy efficient - lower running costs	100
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Very environmentally friendly - lower CO <sub>2</sub> emissions	57
Current	Potential



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