



32 Main Street, Seamer, Scarborough YO12 4PS
Guide Price £180,000



CPH are delighted to be offering for sale this CHARACTERFUL, STONE BUILT COTTAGE with 2/3 BEDROOMS, GENEROUS KITCHEN/DINER and TWO SPACIOUS RECEPTION ROOM with exposed beams to the ceiling. The property benefits from OFF-STREET PARKING and GARAGE to the rear via a communal courtyard. Located in the POPULAR VILLAGE of SEAMER with fantastic open aspect views to the front over open fields.

'In our opinion' the property is offered to the market in generally good order and does already benefit from gas central heating and uPVC double glazing including feature sash windows to the front. The accommodation itself briefly comprises of Entrance hall to the front with stairs leading up to the first floor landing as well as a further rear entrance hall with door leading out to the rear courtyard and garage beyond. To the ground floor are two generous receptions rooms, a modern spacious kitchen/diner plus a further ground floor reception room/third bedroom. To the first floor is a house bathroom with three-piece white suite and two double bedrooms including a generous master. 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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

With double glazed entrance door front the front and stairs leading to the first floor landing. Doors to:

Bedroom Three/Reception Room
10'9" x 9'10"

Dining Room
16'4" max x 14'9"

With double glazed windows to the front and rear and open doorway leading to:

Lounge/Possible Bedroom
14'9" x 12'5"

With double glazed window to the front and rear.

Kitchen/Diner
15'5" x 9'10"

With double glazed windows to the front and rear.

FIRST FLOOR

Landing

With double glazed window to the rear and doors to:

Bedroom One
15'1" x 14'9"

With double glazed window to the front.

Bedroom Two
11'1" x 8'2"

With double glazed window to the front.





Bathroom
11'1" x 8'2" max

EXTERNALLY

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

Council Tax & EPC
Council Tax - Band D

EPC Rating - Band D

Details Prepared/Ref
PF/160623



Interested? Get in touch:

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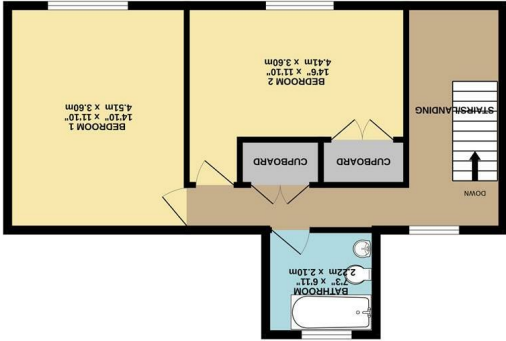
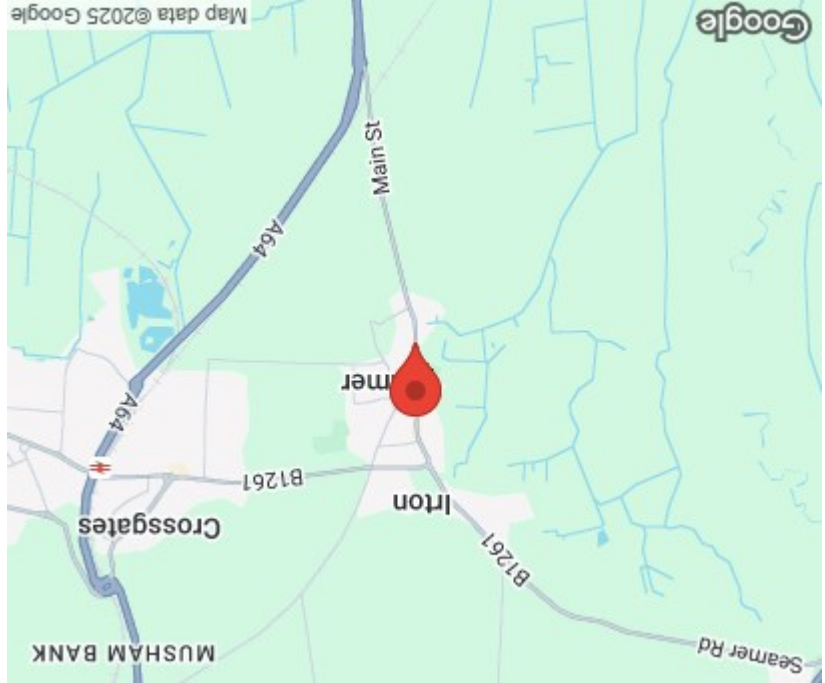
CPH

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

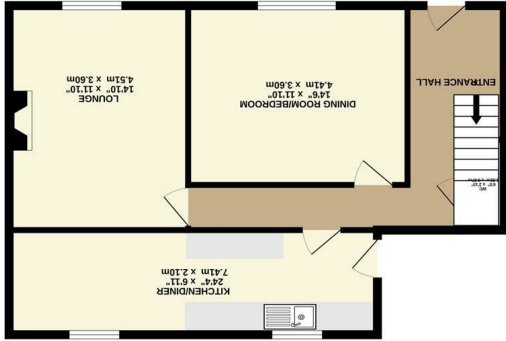


England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	Not environmentally friendly - higher CO ₂ emissions
Energy Efficiency Rating		
Potential	Current	
	65	84

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	(21-38) F	
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Environmental Impact (CO ₂) Rating		
Potential	Current	



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



FIRST FLOOR
534 sq.ft. (49.6 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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