



'Crabtree Cottage', 9 Mount Cottages, Seamer Road, Scarborough YO12 4EZ

Guide Price £160,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Terraced Victorian Cottage
- Two bedrooms plus occasional loft room
- Bay window lounge and Dining room with French doors
- Front lawn garden and rear courtyard
- Garage
- Gas heated and Double glazed
- Modern kitchen and spacious Bathroom with Roll top bath

+++‘Crabtree Cottage’ is an elevated Victorian cottage which is modern throughout yet still retains many original features such as Coving and working fireplaces.+++The property features an entrance porch which leads into an entrance hall with doors off to a Spacious bay window lounge with views of Scarborough Castle and Oliver’s mount. A Dining room with French doors out to a rear courtyard and a door to a Modern kitchen. To the first floor are two double bedrooms and ladder access to a generous loft room. The bathroom is spacious and features Roll top bath with Rainforest shower-head over, vanity wash basin, original fireplace. Both the kitchen, Dining Room and bathroom have ceramic tiled floors. Outside the property to the front is a lawn garden and to the rear is a pleasant courtyard which has gated access, Fence and wall boundary’s outside lighting and handy shed. A personal door leads from the courtyard to a single garage with light and power and up and over door which is accessed at the rear. The property is gas heated and double glazed.

Located just off Seamer road the property is conveniently located for the Mere nature park with lovely walks, Falsgrave park, and is central to walk to the town centre or down Valley Road to the beach. Lidl supermarket with electric car charging Facilities is an 2 minute walk and 24 hour shop, Curry’s, and Scarborough retail park is a short walk away.



The property would be ideal for first time buyers, second home owners or to holiday let.

Viewing comes highly recommended and is by appointment only. Call today on 01723 352235 to arrange your viewing as these properties are still going quick in the current market.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Main entrance door into porch, further door to entrance hall.

Entrance Hall

With Doors off to Lounge and dining room, Staircase to first floor.

Lounge

13'7 x 10'4

With Bay window to the front overlooking the front lawn, with views towards Scarborough Castle and across to Olivers Mount.

Dining Room

12'4 x 10'4

Ceramic tiled floor. French Doors out to the rear Courtyard, Handy understairs cupboard, door to Kitchen.

Kitchen

16 x 7'4

Fitted with a range of Gloss white wall and base units. Ceramic tiled floor, Utility area with plumbing for washer, dishwasher and vented for dryer. Cupboard housing Gas Combi Boiler. Door leading out to Courtyard.

FIRST FLOOR

First Floor landing

With Doors off to Bedroom one and Two and the bathroom. Loft access to occasional loft room.

Bedroom One

13'9 x 11'5 max

With original fireplace and two double glazed windows.

Bedroom Two

12'4 x 7'11

Original fireplace.

Boarded attic room

15'10 x 11'9

Access via pull down ladder and loft hatch. Double glazed 'Velux' window, light and power.

Bathroom

9'10 x 7'2

Ceramic tiled floor, Roll top bath with shower over. Vanity wash hand basin and heated towel rail.

OUTSIDE

To the front of the property is a lawn garden with planted boarder's and hedge to the bottom.

To the rear of the property is a courtyard with outside lighting, gated access, fence and wall boundaries. Outside socket. Door to outside shed and personnel door to the Garage.

Garage

Single garage. Light and power points. Secure access door from rear private courtyard. Up and over door Accessed from the rear lane.

Tenure

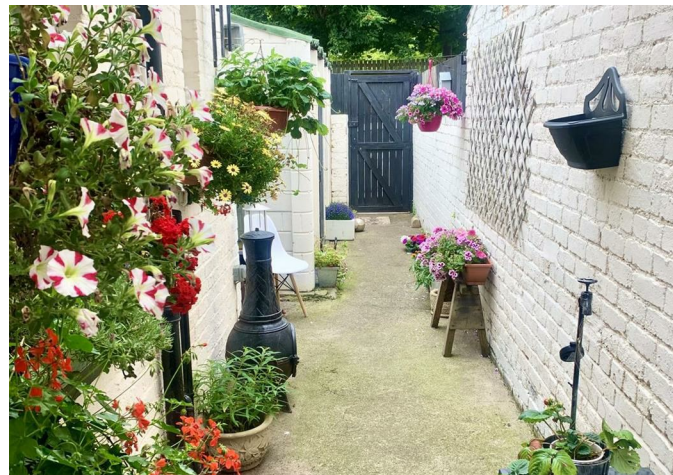
The property is Freehold

Council tax Band and EPC

Council tax band A. North Yorkshire Council. EPC Rating D

PLEASE NOTE:

This property is owned by a member of staff from CPH Property Services.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any omission or misstatement. This plan is intended to provide the reader as used by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam® 12.0.2233

TOTAL FLOOR AREA: 805 sq ft. (74.8 sq. m.) approx.

