



5 Welbourn Drive, Seamer, Scarborough YO12 4RP
Offers In The Region Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



EARLY VIEWING HIGHLY RECOMMENDED for this IMPOSING, STONE FRONTED, SEMI-DETACHED HOUSE, set within a secluded cul-de-sac within the POPULAR SEAMER VILLAGE with driveway, open aspect field views plus front and rear gardens with decked seating area.

The accommodation itself briefly comprises of an entrance hall, generous lounge with bay fronted window, modern open plan kitchen/diner with a range of wall and base units and double patio doors leading to the rear garden. To the first floor are two generous double bedrooms with the second benefitting from open aspect field views, a further single bedroom and modern house three-piece bathroom. Outside the property benefits from lawned gardens to the front, off-street parking for up to two vehicles to the side and a rear garden laid mainly to lawn which also benefits from a decked seating area and external storage shed.

'In our opinion' the house has been well maintained and is offered to the market in excellent order throughout including modern kitchen and bathroom, gas central heating system via a combination boiler and UPVC double glazing throughout.

Located within the ever popular Village of Seamer means the property affords excellent access to a wealth of amenities including a supermarket, local shops, popular junior school, pubs and restaurants, sports club and playing fields. The village also affords excellent access to transport links including the A64 (York) and A170 (Pickering & Helmsley) plus rail links from the nearby Seamer train station to York.



Viewing this property cannot be recommended enough to fully appreciate the space, setting and surroundings on offer from this well located family home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk.

ACCOMMODATION

GROUND FLOOR

Entrance Hall



Living Room
16'4" x 11'9" max

Kitchen
9'10" x 8'10" max

Dining Area
7'10" x 9'10" max

FIRST FLOOR

Landing

Bedroom 1
11'9" x 10'2" max

Bedroom 2
13'1" x 9'2" max

Bedroom 3
7'6" x 8'10" max

Bathroom
8'6" x 6'2" max

Externally

To the front of the property lies a front garden laid mainly to lawn, to the side of the property lies off-street parking for up to two vehicles and to the rear of the property lies a further garden with decked seating area and external storage shed.

Details Prepared
AB140524



Interested? Get in touch:

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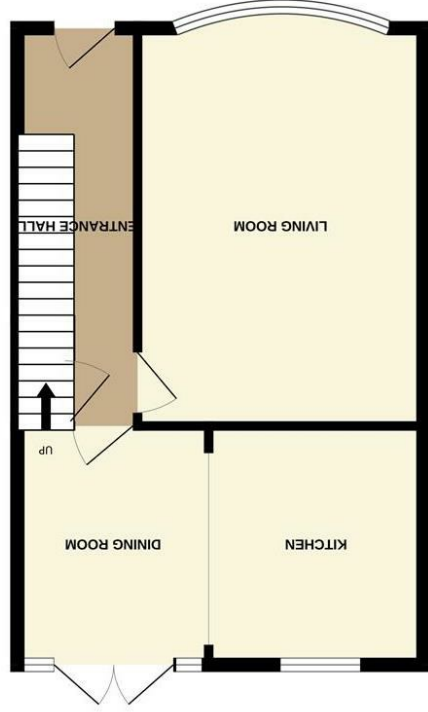
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

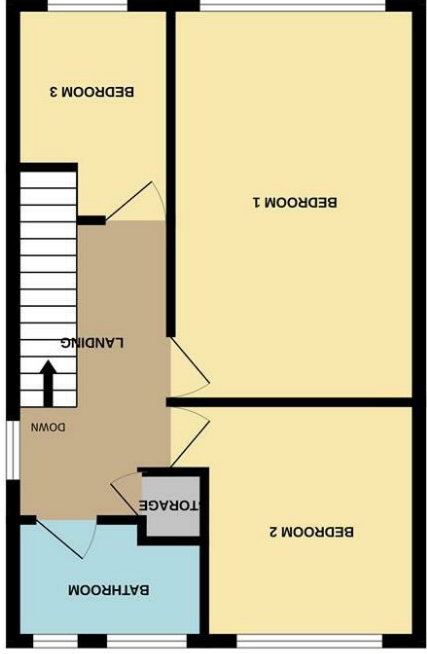


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
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	(39-54) E
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	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential



GROUND FLOOR
446 sq.ft (41.4 sq.m.) approx.



1ST FLOOR
441 sq.ft (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards and other fittings are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 887 sq.ft (82.4 sq.m.) approx.

