



86 Pasture Lane, Seamer, Scarborough YO12 4QR
Offers Over £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- OFF-STREET PARKING & GARAGE
- SEPARATE LOUNGE, DINER & SUN ROOM
- POPULAR SEAMER VILLAGE LOCATION
- SPACIOUS LOFT/HOBBIES ROOM

EARLY VIEWING IS HIGHLY RECOMMENDED for this SPACIOUS, THREE BEDROOM SEMI-DETACHED FAMILY HOME, set within the POPULAR SEAMER VILLAGE with DRIVEWAY, CAR PORT, GARAGE, SPACIOUS REAR GARDEN and SUN ROOM.

The accommodation itself briefly comprises of an entrance hall, generous lounge with sliding doors leading to the spacious dining room, a separate sunroom with double patio doors, modern open plan kitchen with breakfast bar a range of wall and base units and side door leading to the carport/side seating area. To the first floor are two generous double bedrooms which both benefit from built in wardrobes, a further single bedroom, house three-piece bathroom and a loft/hobbies room which is accessed via a pull down ladder and benefits from power and light.

Outside the property benefits from lawned and planted gardens to the front, off-street parking for multiple vehicles to the side with car port and a single garage. To the rear the property benefits from a private garden laid mainly to lawn and paved seating area.

'In our opinion' the house has been well maintained and is offered to the market in excellent order throughout including modern kitchen and sun room, 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

Lounge

14'5" x 12'5" max

Dining Room

12'1" x 9'10" max

Kitchen

11'9" x 8'10" max

Sun Room

9'10" x 13'5" max

FIRST FLOOR

Landing

Bedroom 1

13'1" x 11'1" max

Bedroom 2

11'1" x 12'1" max

Bedroom 3

7'10" x 7'10" max

Bathroom

5'6" x 7'10" max

Loft Room

18'0" x 7'10" max

Externally

To the front of the property lies an attractive and mature front garden and driveway which leads to a gated car port/seating area and single detached garage. To the rear of the property lies a further seating area and spacious rear garden with planted borders.

Details Prepared

AB130824



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

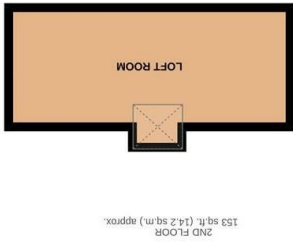
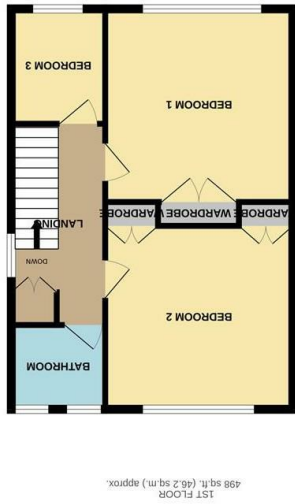
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



TOTAL FLOOR AREA: 1280 sq. ft. (119.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. 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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