



6 Eastgate, Seamer, Scarborough YO12 4RB
Offers In The Region Of £269,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- OUSTANDING STONE BUILT PROPERTY
- IMMACULATE INTERIOR
- GENEROUS LOUNGE DINER
- THREE DOUBLE BEDROOMS
- GARDENS FRONT AND REAR
- GARAGE AND OFF STREET PARKING
- VACANT POSSESSION AND NO ONWARD CHAIN

+++ CPH ARE DELIGHTED TO OFFER TO THE MARKET THIS MODERN STONE BUILT HOUSE WITH THREE BEDROOMS, PRESENTED TO A BEAUTIFUL STANDARD THROUGHOUT, WITH GARAGE, CONSERVATORY AND GARDENS. SITUATED IN THE EVER POPULAR VILLAGE OF SEAMER WITH ITS WEALTH OF LOCAL AMENITIES THIS HOUSE WOULD MAKE A LOVELY HOME FOR A VARIETY OF PURCHASERS.+++

The accommodation in brief comprises of, entrance hall, cloakroom/ WC, Generous Lounge Diner, modern kitchen, and conservatory to the ground floor. On the first floor are three well appointed bedrooms master with fitted wardrobes and main bathroom. The property enjoys a southerly facing garden to the rear, with lawn and patio. Single Garage set in , driveway and front garden with stone walled boundary. This property also benefits from roof mounted solar panels which directly feed into the property, no battery storage or sell back currently.

The property is located in the popular village of Seamer providing easy access to Scarborough, York and beyond. There is also a bus service. Situated with excellent access to a wealth of amenities and attractions including a supermarket, a highly regarded junior school, a sports club and playing fields, along with a fish and chip shop and three popular public houses/restaurants providing an excellent choice of eating and drinking options, Viewing highly recommended.





Entrance Hall
14'9" x 7'6"

Cloakroom/ WC

Lounge Diner
25'3" x 8'10" widening to 11'9"

Kitchen
10'2" x 10'2"

Conservatory
10'5" x 6'2"

First Floor Landing
11'9" x 7'10"

Bedroom One
11'9" x 11'5"

Bedroom Two
10'5" x 10'2"

Bedroom Three
10'2" x 8'10"

Bathroom
7'6" x 7'6"

Outside

The property benefits from gardens to the front and rear.

The front has stone wall boundaries and paved path, with hedge planting. The rear is laid mainly to lawn.

Tenure

Freehold

EPC and Council Tax

EPC - B 88

COUNCIL TAX - C

Garage

Single garage set in a separate block in close proximity to the property. With off street parking space in front.



Interested? Get in touch:

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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: 1051 sq.ft. (97.6 sq.m.) approx.
 What 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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