



31 Eastgate, Seamer, Scarborough YO12 4RB
£180,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Semi Detached Dorma Bungalow set over two floors
- One ground floor bedrooms and Two first floor bedrooms
- Generous lounge, Dining room and Conservatory
- Set on a generous plot in the popular Village of Seamer
- Gardens to the front and rear
- Detached garage and Driveway
- Some modernisation required
- Viewing Recommended

+++ CPH are pleased to offer to the market this Well positioned, Three bedroom Semi detached Dorma Bungalow Located in the popular village of Seamer. +++ The property in brief comprises of an Entrance porch, entrance hall, Lounge, Kitchen, Dining room leading to a Conservatory. A ground floor double bedroom and a shower room.

To the first floor are two further double bedrooms.

The property benefits from gas heating and double glazing and is offered with no onward chain.

The property occupies a generous plot with gardens to the front and rear and a driveway providing Off street parking leading to a detached single garage.

The property requires some updating in places but we feel this has been reflected in the realistic asking price.

Located in the ever desirable Seamer village, the property affords excellent access to a wealth of amenities including a choice of popular schools, eating and drinking establishments, a local 'Proudfoots' supermarket, sports club and playing fields and a good access to transport links via a regular bus which commutes to Scarborough, Malton and Pickering. Early internal viewing highly recommended to fully appreciate the space, setting and surroundings on offer. If you wish to make a viewing, please contact our friendly and experienced sales team today at CPH on or visit our website www.cphproperty.co.uk.





Accommodation

Ground Floor

Entrance Porch
4'3" x 2'11"

Entrance Hallway
6'2" x 2'3"

Lounge
16'8" x 11'1"

Kitchen
8'6" x 10'5"

Dining Room
10'5" x 8'6"

Conservatory
11'1" x 9'6"

Bedroom one
11'9" x 9'2"

Shower Room
6'2" x 5'6"

First Floor

Bedroom Two
11'9" x 11'1"

Master Bedroom
20'8" x 8'6"

Outside

The property benefits from a front garden with walled boundary. A driveway leads to the detached garage.

To the rear is a generous garden laid mainly to lawn with fenced boundaries.

Garage

Single detached garage with up and over door

Tenure

The property is Freehold

Council tax and EPC

Council tax C

EPC -



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
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
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