



1 Welbourn Drive, Seamer, Scarborough YO12 4RP
Offers Over £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED FAMILY HOME
- OFF-STREET PARKING & GARAGE WITH WORKSHOP/STORE
- PRIVATE GARDENS TO FRONT, SIDE & REAR
- NO ONWARD CHAIN
- POPULAR SEAMER VILLAGE LOCATION

Nestled in the charming village of Seamer, Scarborough, this delightful three-bedroom detached house on Welbourn Drive presents an excellent opportunity for those looking to make their mark on a property. With a spacious reception room/dining room, the home offers a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

The property features two generously sized double bedrooms, both equipped with built-in wardrobes, providing ample storage space. A third bedroom offers versatility, whether it be for guests, a home office, or a child's room. The bathroom and separate WC add convenience for family living.

Set on a generous plot, the house boasts front, rear, and side gardens, ideal for outdoor enjoyment and potential landscaping projects. The off-street parking accommodates one vehicle, complemented by a garage and workshop/store, making it perfect for hobbyists or those in need of extra storage.

Located in a popular area, the property is within close proximity to the well-regarded Seamer Primary School and a variety of local amenities, ensuring that daily needs are easily met. The open aspect field views to the rear enhance the sense of space and tranquillity, while the cul-de-sac location offers a peaceful environment.

Although the house is in need of modernisation, it presents a fantastic opportunity for buyers looking to invest in a property they can truly make their own. This home is ideal for those ready to take the next step on the property ladder, combining potential with a desirable location. Don't miss the chance to view this promising residence in Seamer.

To arrange a viewing please contact our friendly team on or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Living Room
4.5 x 3.6 max (14'9" x 11'9" max)

Dining Room
3.0 x 2.7 max (9'10" x 8'10" max)

Kitchen
3.0 x 2.7 max (9'10" x 8'10" max)

Utility
1.3 x 3.0 max (4'3" x 9'10" max)

FIRST FLOOR

Bedroom 1
3.7 x 3.2 max (12'1" x 10'5" max)

Bedroom 2
3.9 x 3.2 max (12'9" x 10'5" max)

Bedroom 3
2.7 x 2.3 max (8'10" x 7'6" max)

Bathroom
1.7 x 1.7 max (5'6" x 5'6" max)

W/C
1.7 x 0.9 max (5'6" x 2'11" max)

Garage
5.4 x 2.9 max (17'8" x 9'6" max)

Workshop/Store
2.2 x 2.5 max (7'2" x 8'2" max)

Externally

To the front of the property lies a driveway for 1 vehicle leading to a single garage with a workshop/store area to the rear. To the side and rear of the property lies a wrap around garden laid mainly to lawn with planted and fenced borders.

Details Prepared
AB140525



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

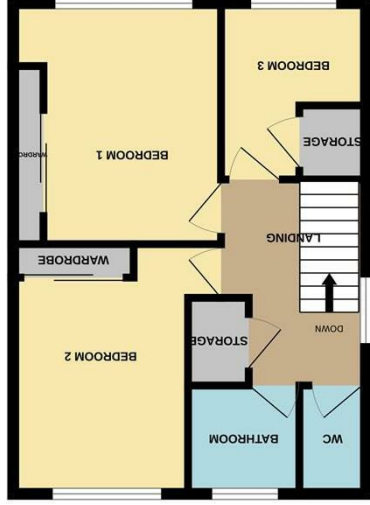


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
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		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential		

