



17 Seamer Street, Scarborough YO12 4EE  
Offers Over £95,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





TO BE SOLD WITH TENANT IN SITU - Situated in the popular area of Seamer Street, Scarborough, this delightful mid-terrace house presents an excellent investment opportunity. With a history dating back to 1900, this property boasts a characterful charm while offering modern conveniences. Spanning 678 square feet, the home features a welcoming reception room that leads into an open-plan kitchen and dining area, perfect for entertaining or family gatherings.

The property comprises two generously sized double bedrooms, providing ample space for relaxation and rest. A convenient ground floor shower room adds to the practicality of the layout, making it suitable for a variety of lifestyles. The front and rear yards offer outdoor space for enjoyment, whether for gardening or simply soaking up the sun.

This residence is particularly appealing as it comes with a sitting tenant who has resided in the property for over 15 years, ensuring a ready-made rental opportunity for prospective buyers. Additionally, the absence of an onward chain simplifies the purchasing process, allowing for a swift transition.

Seamer Street is well-positioned, providing easy access to local amenities and the beautiful coastal attractions that Scarborough is renowned for. This property is not just a house; it is a chance to invest in a home with a proven rental history in a desirable location. If you are looking to expand your property portfolio this mid-terrace house is a must-see.

To arrange a viewing please contact our friendly team on or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

ACCOMMODATION

GROUND FLOOR







Living Room  
10'2" x 12'1" max

Kitchen/Diner  
11'9" x 12'1" max

Utility  
7'2" x 4'3" max

Shower Room  
6'10" x 4'3" max

#### FIRST FLOOR

Bedroom 1  
9'10" x 12'1" max

Bedroom 2  
11'9" x 12'1" max

Externally  
To the front of the property lies a small gated front yard. To the rear of the property lies an enclosed rear yard with gated access.

Details Prepared  
AB280525



Interested? Get in touch:

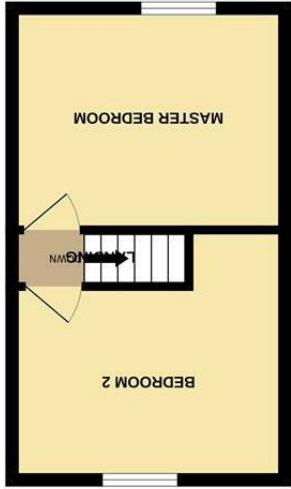
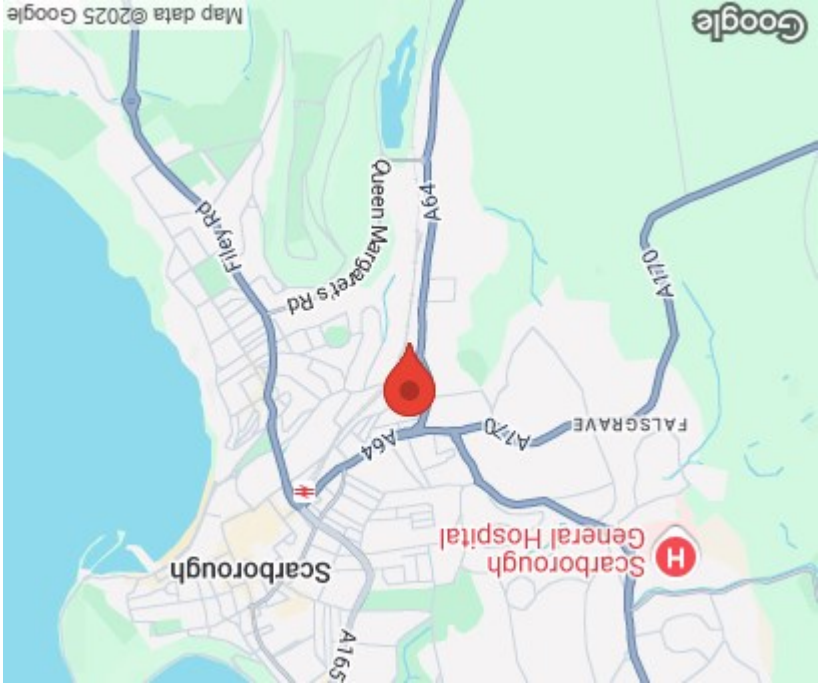
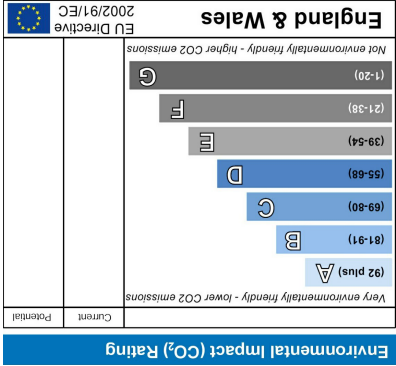
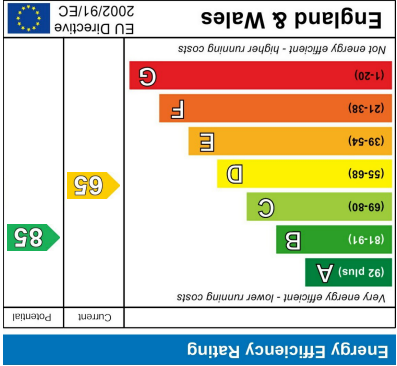
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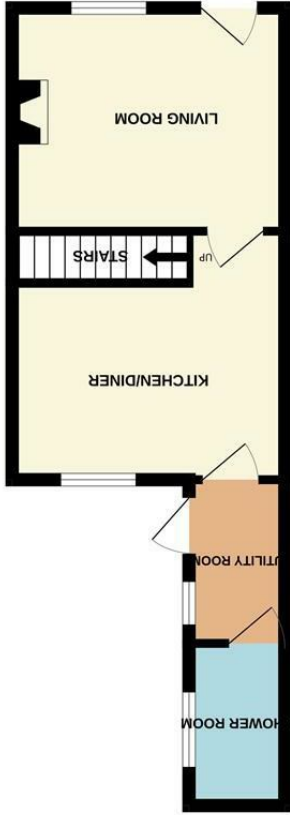
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Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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. Made with Metamax v2025



1ST FLOOR



GROUND FLOOR