



colin ellis

**Beacon Road,
Scarborough, YO12 4HT**

Colin Ellis welcome to the market a SEMI DETACHED BUNGALOW located within the SOIGHT AFTER village of SEAMER. This TWO bedroom property offers a spacious lounge, dual aspect kitchen, three piece bathroom suite, LARGE REAR ENCLOSED GARDEN and a DRIVE with AMPLE PARKING.

Guide Price £189,950

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Briefly comprising of an entrance hall, lounge, kitchen, two double bedrooms and a family bathroom. To the front of the property is a garden and a drive leading to the enclosed rear garden. The large garden benefits from a patio area and decking.

This home is located in the village of Seamer to the south of Scarborough. The village has great transport connections to the A64, local bus routes and bus routes to York and Leeds. Seamer railway station is also close by. The village is well serviced with a shop and pub/restaurant.

ENTRANCE HALL

Built in cupboard, uPVC double glazed window and door, double radiator and power points.

LOUNGE/DINER

4.80 x 3.50 (15'8" x 11'5")

Electric fire, coving, uPVC double glazed window, double radiator and power points.

KITCHEN

2.3 x 1.80 (7'6" x 5'10")

Base units, wood work top, tiled splash back, space for oven, hob, fridge, freezer, washing machine and tumble dryer, sink/drain unit, uPVC double glazed window and power points.

BEDROOM ONE

3.80 x 3.20 (12'5" x 10'5")

Built in cupboard, double radiator, uPVC double glazed window and power points.

BEDROOM TWO

3.4 x 2.8 (11'1" x 9'2")

Coving, double radiator, uPVC double glazed window and power points.

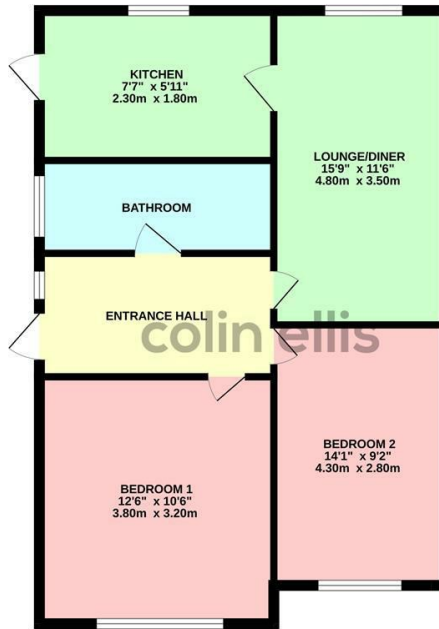
BATHROOM



Panel bath, basin with pedestal, low flush wc and uPVC double glazed window.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beacon Road - 18590936
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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