



colin ellis

**Main Street,  
Scarborough, YO12 4PR**

Colin Ellis welcome to the market a MID TERRACED property set within the DESIRABLE village of Seamer. This WELL PRESENTED property benefits from THREE BEDROOMS, a KITCHEN/DINER, family bathroom, FRONT AND REAR GARDENS and a GARAGE.

**Guide Price £219,950**

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## FULL

Briefly comprising of an entrance hall, lounge and kitchen diner with under stairs storage.

The first floor benefits from THREE BEDROOMS and a three piece bathroom suite.

To the front of the property is a gated lawned garden and a rear enclosed garden with a patio area. There is also access to the garage and parking.

The property is located in the popular village of Seamer which benefits from a highly convenient railway service providing easy access to Scarborough, York and beyond. There is also an efficient bus service and the A64 trunk road, is only 2 miles away. 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, this property is certainly not one to be missed!

## ENTRANCE HALL

Coving, uPVC double glazed door and power points.

## LOUNGE

Coving, uPVC double glazed window, electric fire, double radiators, and power points.

## KITCHEN

Base, wall and drawer units, wood worktop, tiled splash back, integrated oven and hob, space for fridge, freezer and washing machine, sink/drainage unit, under stairs storage, uPVC double glazed window, double radiator and power points.

## LANDING

Loft access and single radiator.



## BEDROOM ONE

Single radiator, uPVC double glazed window and power points.

## BEDROOM TWO

Single radiator, uPVC double glazed window and power points.

## BATHROOM

Panel bath, basin with pedestal, low flush wc, power shower, uPVC double glazed window and ladder radiator.

## BEDROOM THREE

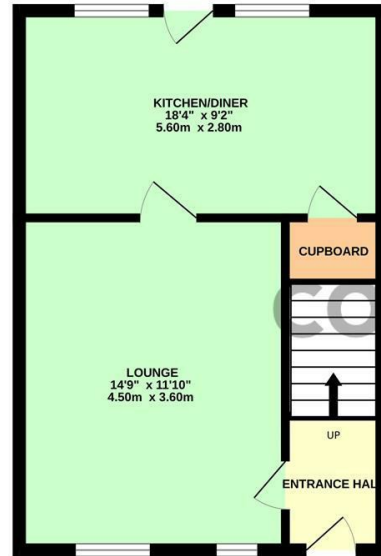
Built in cupboard, uPVC double glazed window and power points.

## OUTSIDE

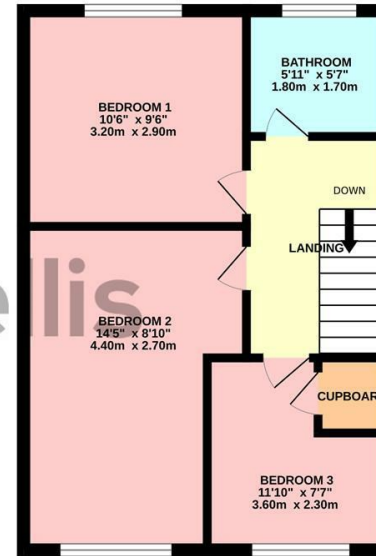
Front and rear lawn, patio and electric power up and over garage door.



GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Whilst 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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**Main Street - 18608855**  
**Council Tax Band - C**  
**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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