



## Seamer Road, Scarborough, YO13 9HN

Colin Ellis welcome to the market a WELL PRESENTED EXTENDED property set within the DESIRABLE VILLAGE of East Ayton. This SEMI DETACHED property benefits from a BAY FRONTED lounge WOOD BURNER, KITCHEN with a central breakfast bar, ORANGRY, downstairs SHOWER ROOM, THREE/FOUR bedrooms, LOFT ROOM, drive, gardens and GARAGE currently converted into a BEAUTY THERAPY/AESTHETICS ROOM.

Offers In The Region Of £295,000

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## DESCRIPTION

Briefly comprising of an entrance porch leading to hall, bay fronted sitting room with log burner, spacious open plan kitchen with central breakfast bar, orangery, downstairs bedroom, utility room and shower room with a three piece suite.

The first floor features three further bedrooms and a family bathroom. Outside the front benefits from a electric gates leading to a drive with ample parking and access to the garage that is currently being used as an aesthetics room. The rear offers a patio and stairs leading to a low maintenance garden.

Located in the ever popular East Ayton this property offers excellent access to a wealth of amenities including local shop/garage/post office, public house/restaurants, popular junior school, fish and chip shop, library and sports field.

## PORCH

Tiled floor, uPVC double glazed window and power points.

## ENTRANCE HALL

Feature radiator, uPVC double glazed window and power points.

## LOUNGE

*4.2 x 3.7 (13'9" x 12'1")*

Coving, wood burner, uPVC double glazed window, feature radiator, wooden flooring and power points.

## KITCHEN/DINER

*6.1 x 3.7 (20'0" x 12'1")*

Base, wall and drawer units, wood worktop, space for range oven, fridge and freezer, integrated dishwasher, sink/drain unit, feature sink, mixer tap, sky light and power points.



## UTILITY

2.1 x 1.7 (6'10" x 5'6")

Base, wall and drawer units, wood work top, sink/drainer unit, feature sink, mixer tap and uPVC double glazed frosted door.

## CONSERVATORY

3.8 x 3.5 (12'5" x 11'5")

Feature radiator, uPVC double glazed windows and doors and power points.

## SHOWER ROOM

2.1 x 1.4 (6'10" x 4'7")

Low flush wc, power shower in cubicle, wall hung basin and tiled floor.

## BEDROOM/RECEPTION

2.6 x 2.1 (8'6" x 6'10")

Power points and uPVC double glazed window.

## LANDING

Loft access.

## BEDROOM ONE

3.6 x 3.5 (11'9" x 11'5")

Feature radiator, uPVC double glazed bay window and power points.

## BEDROOM TWO

3.6 x 2.6 (11'9" x 8'6")

Feature radiator, uPVC double glazed bay window and power points.

## BEDROOM THREE

3.6 x 2.1 (11'9" x 6'10")

Double radiator, uPVC double glazed window and power points.

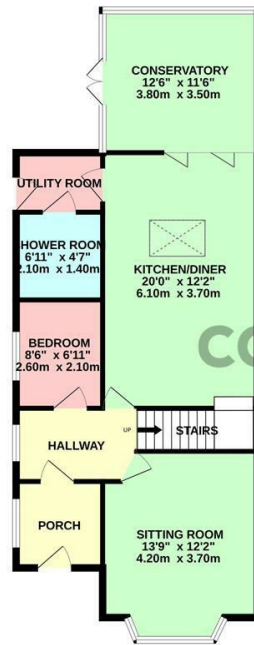
## BATHROOM

2.1 x 1.6 (6'10" x 5'2")

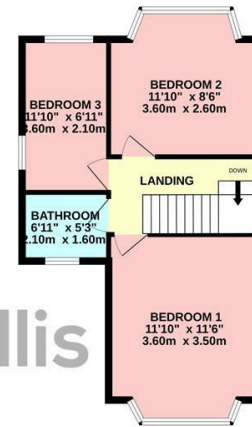
Free standing bath, basin with vanity, low flush wc, uPVC double glazed window and ladder radiator.



GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.  
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 errors or omissions in measurement. 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 is to be taken regarding their operation or efficiency can be given.  
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**Seamer Road - 18630602**  
**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>		
(81-91) <b>B</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>	64	75
	EU Directive 2002/91/EC	



Tel: 01723 363565  
E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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