

colin ellis

## Abbots Garth, Scarborough, YO12 4QN

Welcome to this splendid extended five-bedroom detached house located in a cul de sac in the village of Seamer, Scarborough. This property offers a perfect blend of modern living and spacious comfort, making it an ideal family home.

The heart of the home is undoubtedly the modern kitchen diner, which is designed for both functionality and style. This space is perfect for family meals and entertaining guests, and it is complemented by a convenient utility room and a downstairs WC for added practicality.

With five bedrooms, there is ample space for family members or guests with the main bedroom benefiting from its own bathroom.

Additionally, the integrated double garage provides secure parking and extra storage, catering to all your needs. The outdoor space is equally impressive, offering a garden that is perfect for children to play or for hosting summer barbecues.

Situated in the desirable location of Seamer, this property is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals. With the benefit of no onward chain do not miss the chance to make this exceptional property your own.

Guide Price £380,000





## PROPERTY DESCRIPTION

The property briefly comprises; Entrance hallway with stairs to the first floor landing and doors leading to the bay fronted living room and to the modern, well equipped kitchen diner. From the kitchen diner there is access to the utility room with access to the rear garden, WC, double garage and sun room giving access to the rear garden via double doors. From the first floor access is gained to the five bedrooms and family bathroom. Externally there are gardens to the front and rear, a double garage and off street parking.

### LIVING ROOM

3.53 x 4.54 (11'6" x 14'10")

### KITCHEN DINER

5.44 x 2.93 (17'10" x 9'7")

### SUN ROOM

2.43 x 2.65 (7'11" x 8'8")

### UTILITY

3.25 x 1.83 (10'7" x 6'0")

### WC

### GARAGE

4.62 x 5.33 (15'1" x 17'5")

### BEDROOM

4.34 x 3.65 (14'2" x 11'11")

### BEDROOM

2.81 x 3.90 (9'2" x 12'9")

### BEDROOM

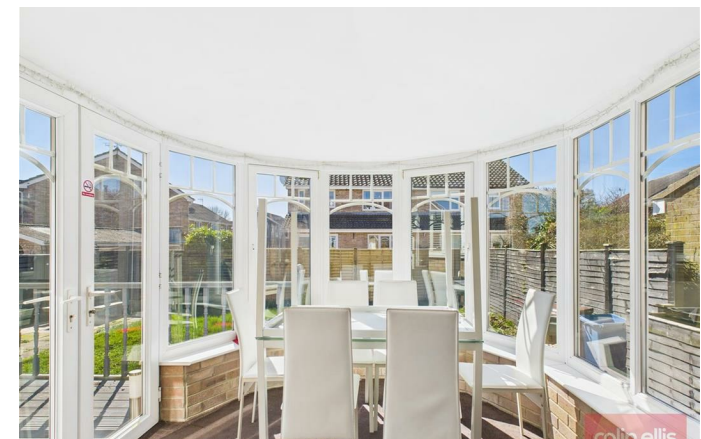
3.07 x 3.58 (10'0" x 11'8")

### BEDROOM

4.31 x 2.42 (14'1" x 7'11")

### BATHROOM

2.63 x 1.67 (8'7" x 5'5")



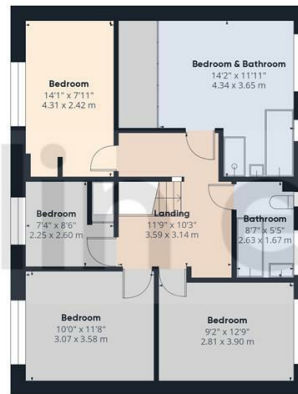




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Floor 1



Floor 2



**Approximate total area<sup>®</sup>**

1610.72 ft<sup>2</sup>  
149.64 m<sup>2</sup>

**Reduced headroom**

14.93 ft<sup>2</sup>  
1.39 m<sup>2</sup>

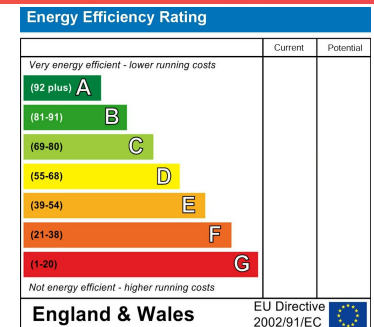
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Abbots Garth - 18705308**

**Council Tax Band - E**

**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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