



colin ellis

Mount Cottages, Seamer Road, Scarborough, YO12 4EZ

This well-proportioned 2-bedroom terraced home on Seamer Road offers comfortable living in a convenient location, close to local shops, schools, and transport links. Whether you're a first-time buyer, investor, or looking to downsize, this property offers great potential in a popular and well-connected area with no onward chain.

Guide Price £140,000

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PROPERTY DESCRIPTION

This property briefly compromises of a entrance hall leading to a living room, dining room and kitchen. To the first floor of the property there are two bedrooms and a bathroom. Externally there is a rear garden.

ENTRANCE HALL

LIVING ROOM

1.41 x 3.10 (4'7" x 10'2")

DINING ROOM

3.65 x 3.12 (11'11" x 10'2")

KITCHEN

4.86 x 2.16 (15'11" x 7'1")

BEDROOM

3.42 x 4.16 (11'2" x 13'7")

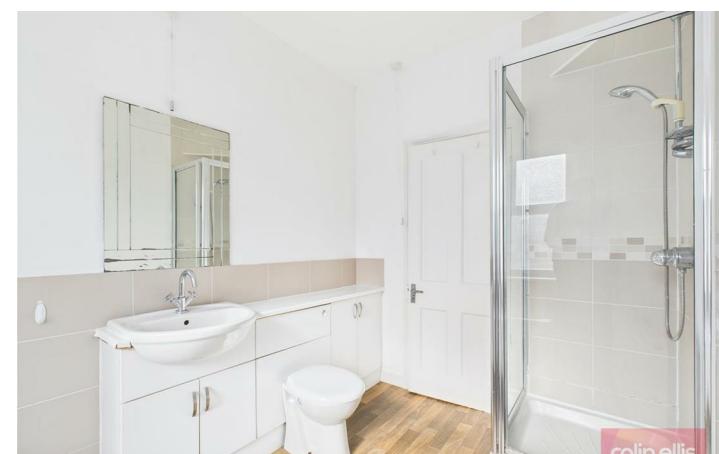
BATHROOM

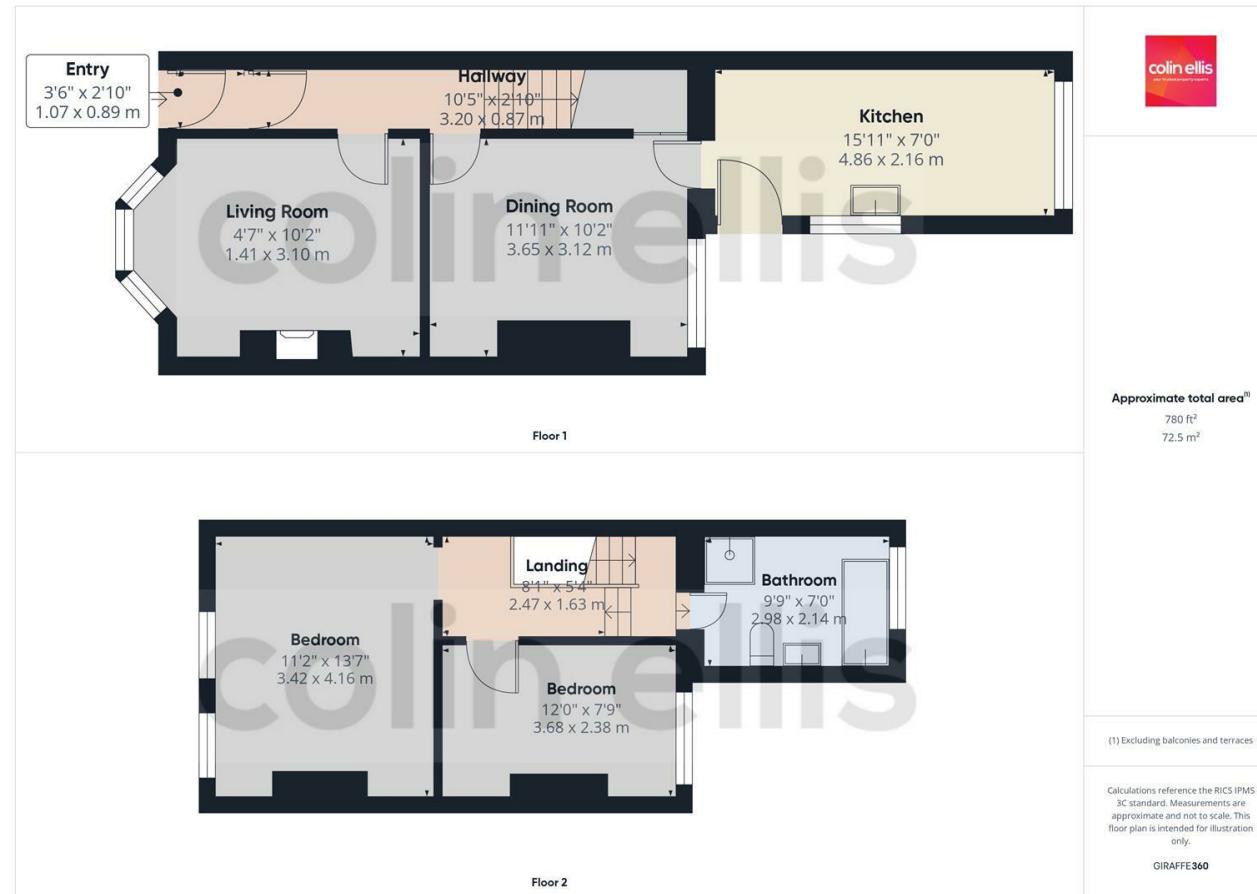
2.98 x 2.14 (9'9" x 7'0")

BEDROOM

2.68 x 2.38 (8'9" x 7'9")







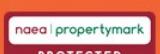
Mount Cottages, Seamer Road - 18689446

Council Tax Band - A

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) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 57 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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