



126 Seamer Road, Scarborough, YO12 4EY

Asking Price £179,950

- **SIZEABLE SEMI DETACHED PROPERTY**
- **FRONT FACING BAY WINDOW LOUNGE**
- **EN SUITE SHOWER ROOM**
- **VACANT WITH NO ONWARD CHAIN**

- **THREE DOUBLE BEDROOMS**
- **MODERN HI GLOSS KITCHEN**
- **ENCLOSED REAR YARD**

- **ADDITIONAL ATTIC ROOM**
- **DRESSING ROOM**
- **CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND BUS ROUTES**

126 Seamer Road, Scarborough YO12 4EY

Andrew Cowen Estate Agents proudly present to the market this SIZABLE, THREE BEDROOM SEMI DETACHED PROPERTY PLUS ATTIC ROOM, situated on SEAMER ROAD, close to a NUMBER OF LOCAL AMENITIES and BUS ROUTES. This property boasts a MODERN KITCHEN/BREAKFAST BAR, CONTEMPORARY BATHROOM SUITE and ENCLOSED YARD TO THE REAR. Brought to the market with VACANT POSSESSION/NO ONWARD CHAIN, this would appeal to a HOST OF BUYERS, including those looking for a HMO or PERMANENT RESIDENCE ALIKE.



Council Tax Band: B



This property comprises briefly; entrance hallway providing access into the spacious, bay window lounge which allows plenty of natural light to flood through. There is a modern, hi-gloss fitted kitchen with a range of base and wall units, plus a breakfast bar, perfect for dining. To the first floor, the property boasts three, good sized double bedrooms, with the master bedroom offering an en suite shower room and dressing room. There is also a contemporary, three piece bathroom suite with overhead shower. Additionally, there is an attic room to the second floor which could be utilized for a host of purposes.

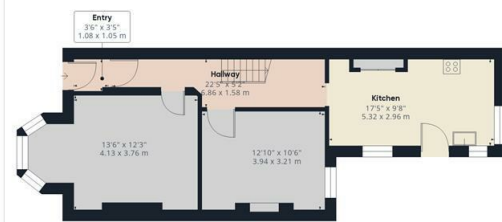
Externally, the property offers an enclosed rear yard to be enjoyed. The property benefits from gas central heating and double glazed windows. Located close to a wealth of amenities including local shops, schools and transport links making this the ideal family home.

Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





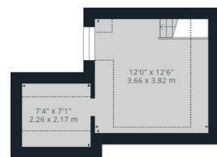




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1362.6 ft²
 126.59 m²

Reduced headroom
 76.64 ft²
 7.12 m²

(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 BICIS IPMS 3C standard.

GIRAFFE360

Looking to Sell?

Book a no obligation valuation today!

01723 377707



Viewings

Call the office to make an appointment today!

01723 377707



SCAN ME

View our website here!

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