



## *12 Mustang Road, Seamer, Scarborough, YO12 4NL*

*50% Shared Ownership £132,500*

- *50% SHARED OWNERSHIP*
- *LARGE LOUNGE*
- *BATHROOM & EN-SUITE*
- *GAS CENTRAL HEATING*

- *DETACHED HOUSE*
- *DINING KITCHEN*
- *REAR GARDEN*

- *MODERN INTERIOR*
- *3 BEDROOMS*
- *DRIVEWAY & GARAGE*

# 12 Mustang Road, Scarborough YO12 4NL

Andrew Cowen Estate Agent are delighted to present to the market this IMMACULATEDLY PRESENTED, THREE BEDROOM DETACHED FAMILY HOME boasting MODERN INTERIOR THROUGHOUT, situated in the SOUGHT AFTER VILLAGE OF SEAMER. Offering a ENCLOSED GARDEN TO THE REAR, OFF STREET PARKING and BRICK GARAGE, this property would suit an abundance of buyers, including those looking for their 'FIRST HOME' certainly not one to be missed!



Council Tax Band: D



Briefly comprising of an entrance hall, downstairs w/c, front facing lounge, dining kitchen with patio doors leading to rear garden.

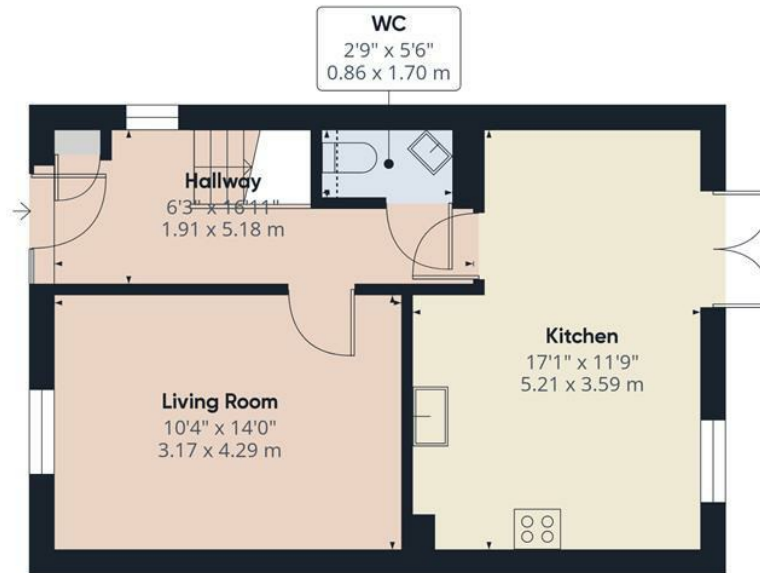
The first floor offers a master bedroom with en-suite, two further bedrooms and a three piece family bathroom.

Lawned rear garden, driveway and a brick garage.

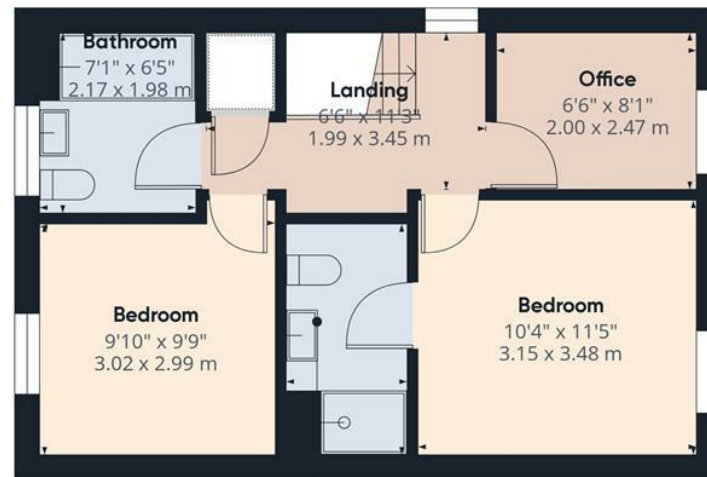
The property is enviably situated within the new Linden Homes development within Seamer, where a wealth of amenities lay at hand including; popular schools, eating and drinking establishments, a local 'Proudfoots' supermarket, sports club and playing fields and a good access to transport links via a regular bus which commutes to Scarborough, Malton and Pickering.

Viewing is essential to appreciate the space, position and feel that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today - this is certainly not a property you will want to miss!





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

838.93 ft<sup>2</sup>

77.94 m<sup>2</sup>

**Reduced headroom**

1.61 ft<sup>2</sup>

0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

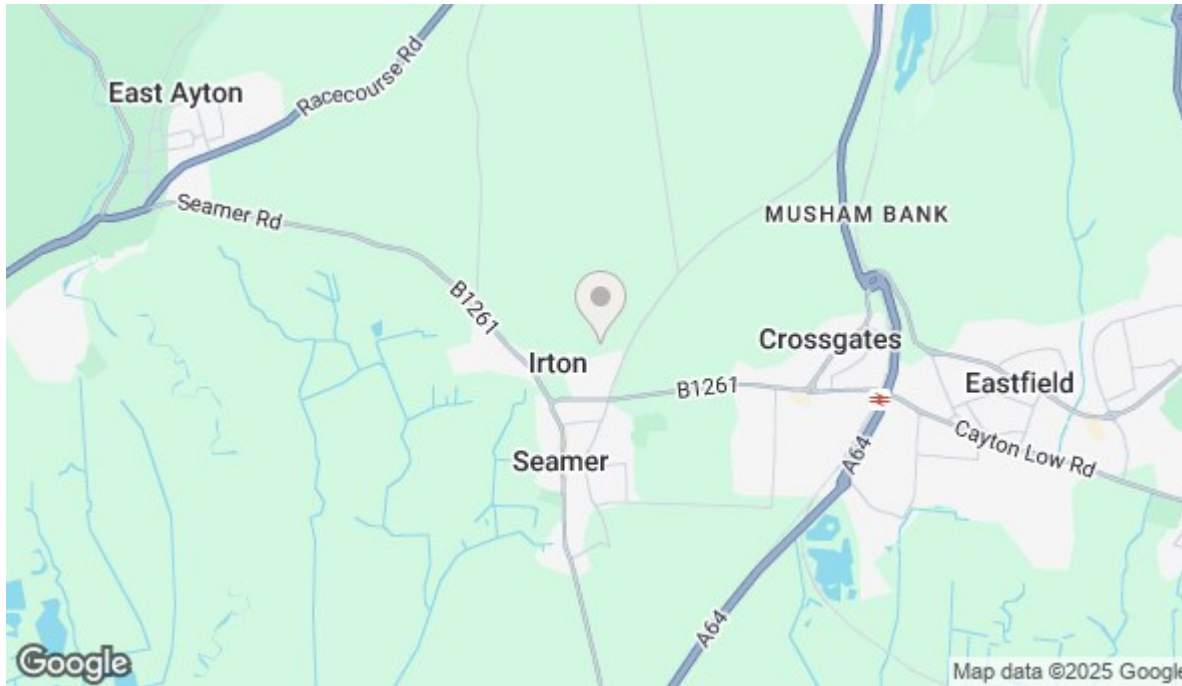
..... Below 5 ft/1.5 m

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**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**