





colin ellis

Main Street,

Scarborough, YO12 4QD

Offers Over £325,000

A charming three bedroom semi detached cottage situated in the popular village of Seamer, offering deceptively spacious accommodation, versatile living areas, off street parking and an attractive enclosed courtyard garden.

This appealing stone fronted home combines traditional character with a practical and surprisingly generous layout. The accommodation includes two reception areas, a fitted kitchen opening into a bright dining room, three bedrooms, a spacious bathroom and ground-floor WC.

To the rear is a substantial gravelled area providing off-street parking, together with a private paved seating area ideal for outdoor dining and entertaining.

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PROPERTY DESCRIPTION

Situated within the popular village of Seamer, this attractive semi detached cottage offers a deceptive amount of accommodation behind its traditional stone frontage. With three bedrooms, generous reception space and parking to the rear, the property would make an appealing permanent home for a range of buyers.

The property is approached through a neatly enclosed front garden with mature hedging and a gated pathway leading to the entrance. On entering, the property opens into a generous main living room, where an attractive fireplace with a substantial timber surround provides a focal point. To the rear of the room is a useful additional area, currently well suited to a desk or home-working space. To the side is a separate lounge, providing a comfortable second reception room and giving the ground floor plenty of flexibility for family life or entertaining. Beyond the living room, an inner hallway leads to the ground-floor WC and fitted kitchen. The kitchen offers a range of units and work surfaces and opens into a bright dining room, where a rooflight and French doors create a particularly light and pleasant space with direct access to the outside seating area.

To the first floor are three bedrooms. The principal bedroom is a generous double with a wide front-facing window, while the remaining bedrooms offer flexibility for family, guests or home-working space. The bathroom is notably spacious and well equipped, featuring a freestanding bath, separate shower enclosure, WC and wash hand basin, together with a window providing natural light.

Externally, the property continues to impress. To the rear is a gravelled area providing off-street parking, an increasingly valuable feature for a village cottage. There is also a small low maintenance courtyard area featuring paved and gravelled sections, a timber garden shed and a separate enclosed paved courtyard immediately outside the dining room. This area provides ample room for a table and chairs and offers an attractive, relatively low-maintenance space for outdoor entertaining.

Overall, this is a characterful and deceptively spacious village home, combining the appeal of a traditional cottage with three bedroom accommodation, generous living space, a large bathroom and off-street parking, all within the established village of Seamer.

LIVING ROOM
4.22 x 3.50 (13'10" x 11'5")

LIVING ROOM / STUDY AREA
2.28 x 3.68 (7'5" x 12'0")

LOUNGE
3.98 x 2.70 (13'0" x 8'10")

KITCHEN
3.20 x 2.54 (10'5" x 8'3")

DINING ROOM
3.32 x 2.50 (10'10" x 8'2")

INNER HALLWAY
1.41 x 4.24 (4'7" x 13'10")

WC
2.60 x 1.25 (8'6" x 4'1")

BEDROOM
4.30 x 3.73 (14'1" x 12'2")

BEDROOM
4.35 x 2.74 (14'3" x 8'11")

BEDROOM
3.34 x 2.11 (10'11" x 6'11")

BATHROOM
3.33 x 2.30 (10'11" x 7'6")

LOCATION

The property is situated within the popular village of Seamer, which offers a range of local amenities and is conveniently positioned for access to Scarborough and the surrounding area. The A64 provides road links towards Malton and York, while Seamer railway station is approximately a five-minute drive away. The North Yorkshire countryside and coastline are also within easy reach.





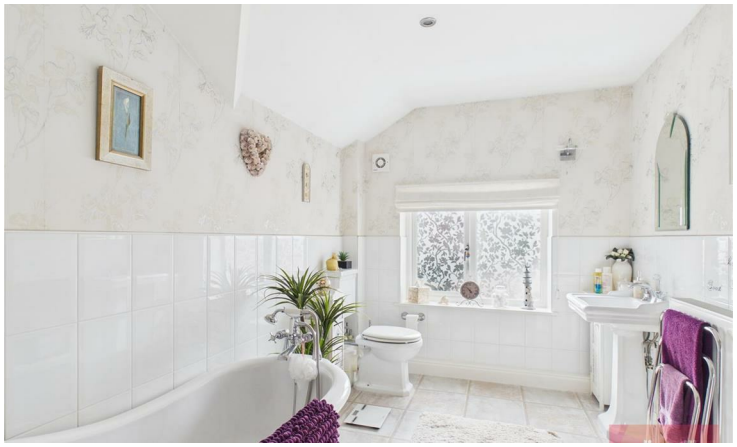



Wine O'clock







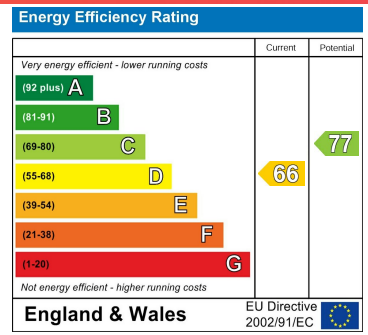






Main Street - 18835851
Council Tax Band - D
Tenure - Freehold

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