



colin ellis

Seamer Road, Scarborough, YO12 4EF

A well presented two bedroom terraced home conveniently positioned on Seamer Road with a low brick walled frontage providing a defined separation from the road. Offering two reception rooms, a modern fitted kitchen, first floor bathroom and an enclosed rear courtyard, the property combines traditional character with practical modern accommodation. Features include an attractive bay-fronted living room, exposed brick fireplace and a useful ground-floor WC/utility area.

Guide Price £135,000



PROPERTY DESCRIPTION

This attractive two bedroom terraced property is situated in a convenient position on Seamer Road, providing a practical home within easy reach of local amenities and transport connections.

The accommodation is entered via a hallway leading into a welcoming bay-fronted living room. This characterful reception space benefits from plenty of natural light, an exposed brick chimney breast and fireplace, creating an appealing focal point to the room. Beyond the living room is a separate dining room, providing useful additional reception space with ample room for a dining table and furniture. This flexible room could equally suit a home-working or family space depending on the purchaser's requirements. To the rear is a contemporary galley-style fitted kitchen, featuring a range of white wall and base units complemented by wood-effect work surfaces. Beyond the kitchen is a useful WC/utility area, with access towards the rear of the property.

The first floor provides two bedrooms, including a generously proportioned principal bedroom and a second bedroom suitable for a double bed, guest accommodation, nursery or home office. Completing the first-floor accommodation is the bathroom, fitted with a bath and shower over, wash basin and WC.

Externally, the property has a small enclosed frontage with a brick boundary wall. To the rear is an enclosed paved courtyard, offering a low maintenance outside space with room for seating, planters and outdoor storage, together with gated access.

Overall, this is a conveniently located and versatile terraced home which may appeal to first-time buyers, couples, small families or buy-to-let purchasers.

LIVING ROOM

4.02 x 3.22 (13'2" x 10'6")

DINING ROOM

3.43 x 3.43 (11'3" x 11'3")

KITCHEN

3.41 x 1.97 (11'2" x 6'5")

WC/UTILITY

2.14 x 1.92 (7'0" x 6'3")

BEDROOM

3.54 x 3.94 (11'7" x 12'11")

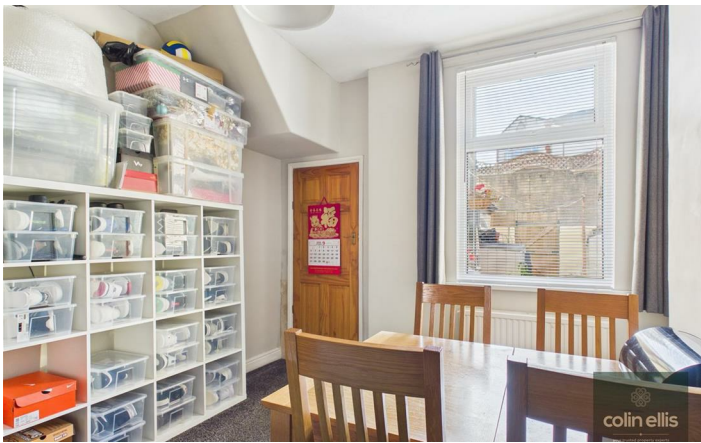
BEDROOM

3.42 x 2.28 (11'2" x 7'5")

BATHROOM

3.39 x 1.91 (11'1" x 6'3")







Seamer Road - 18697589
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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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