



CPH

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For over 30 years

11 The Grove, Seamer
Offers Over **£245,000**



- FOUR DOUBLE BEDROOM SEMI-DETACHED DORMA BUNGALOW
- DRIVEWAY & GARAGE
- GROUND & FIRST FLOOR BATHROOMS
- FRONT & REAR GARDENS
- POPULAR SEAMER VILLAGE LOCATION

We are delighted to present this impressive four double bedroom semi-detached dorma bungalow, ideally situated in the highly sought-after village of Seamer.

This beautifully maintained property offers a spacious and versatile layout, perfectly suited to modern family living. The ground floor welcomes you with a generous entrance hall leading to a light and airy lounge, a contemporary kitchen with ample storage and workspace, and two well-proportioned double bedrooms, all complemented by a stylish family bathroom. Upstairs, you will find two further double bedrooms and an additional bathroom, providing flexible accommodation for family or guests. The property benefits from a private driveway and an attached garage, offering ample parking and storage solutions.



Located in the heart of Seamer village, residents enjoy easy access to local amenities, reputable schools, and excellent transport links, making this an ideal choice for families or those seeking a peaceful yet well-connected lifestyle.

Early viewing is highly recommended to fully appreciate the space, quality, and superb location this delightful home has to offer. Contact us today to arrange your appointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ACCOMMODATION

GROUND FLOOR

Living Room

16' 9" x 11' 6" (5.10m x 3.50m)

Kitchen

10' 10" x 8' 6" (3.30m x 2.60m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Bedroom 3

12' 2" x 11' 6" (3.70m x 3.50m)

Bedroom 4

8' 6" x 10' 10" (2.60m x 3.30m)

FIRST FLOOR

Bedroom 1

15' 1" x 20' 8" (4.60m x 6.30m)

En-suite

7' 10" x 8' 10" (2.40m x 2.70m)

Bedroom 2

12' 2" x 11' 6" (3.70m x 3.50m)

Externally

To the front of the property lies a front garden mainly laid to lawn.

To the side of the property lies a driveway providing off-street parking and leading to a single detached garage. To the rear of the property you will find an enclosed and private rear garden with paved seating area, lawned gardens and fenced border.

HMRC

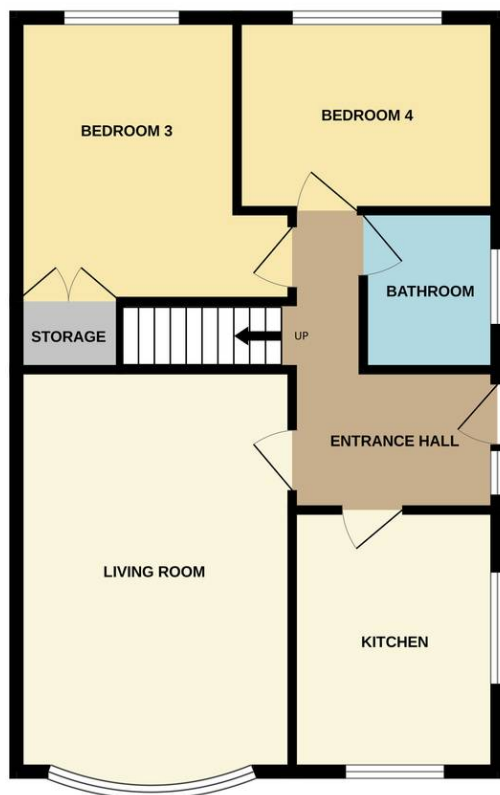
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

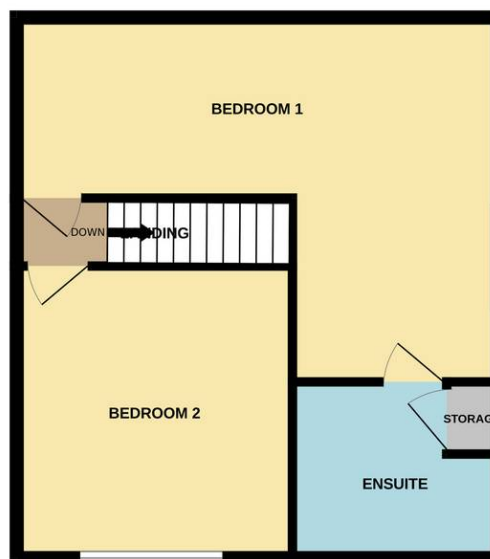
AB100626



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Interested?

Contact our friendly team today

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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132