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For over 30 years

8 Ratten Row, Seamer
In Excess of **£300,000**



8 Ratten Row

- IMPOSING THREE BEDROOM SEMI-DETACHED FAMILY HOME, RECENTLY UPDATED THROUGHOUT
- TWO RECEPTION ROOMS PLUS A CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS LAWNED GARDENS TO THE FRONT AND REAR
- DOUBLE GARAGE
- SITUATED WITHIN THE POPULAR VILLAGE OF SEAMER
- GAS CENTRAL HEATING, DOUBLE GLAZED AND SOLAR PANELS

We are delighted to present this imposing three bedroom semi-detached family home, recently updated throughout and ideally situated in the sought-after village of Seamer. The property welcomes you with a spacious entrance hall, leading to two well-proportioned reception rooms that offer versatile spaces for relaxing or entertaining. A bright conservatory provides an additional retreat, perfect for enjoying natural light all year round. The modern kitchen is thoughtfully designed, complementing the overall flow of the ground floor and catering to the needs of a busy family lifestyle. Upstairs, the master bedroom benefits from a stylish en-suite shower room, while two further bedrooms are served by a contemporary family bathroom. The entire home is gas heated and double glazed, ensuring comfort and energy efficiency throughout. A double garage provides ample storage and secure parking. Located within easy reach of village amenities, reputable local schools, and excellent transport links, this home combines modern living with every-day convenience. Early viewing is highly recommended to fully appreciate all that this beautifully updated property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hallway

Lounge

Dimensions: 6.1m x 3.7m (20'0" x 12'1").

Dining Room

Dimensions: 4.2m x 2.6m (13'9" x 8'6").

Kitchen

Dimensions: 4.8m max x 4.2m max (15'8" max x 13'9" max).

Conservatory

Dimensions: 2.4m x 2.2m (7'10" x 7'2").

Rear Hall

Downstairs WC

Dimensions: 1.4m x 0.6m (4'7" x 1'11").

FIRST FLOOR

Landing

Dimensions: 2.9m max x 1.5m max (9'6" max x 4'11" max).

Master Bedroom

Dimensions: 4.3m max into wardrobes x 3.0m max (14'1" max into).

En-suite to the Master

Dimensions: 2.6m x 1.7m (8'6" x 5'6").

Bedroom Two

Dimensions: 3.7m max x 3.1m max (12'1" max x 10'2" max).

Bedroom Three

Dimensions: 3.7m x 2.4m (12'1" x 7'10").

Bathroom

Dimensions: 2.4m x 1.7m (7'10" x 5'6").

Please Note:

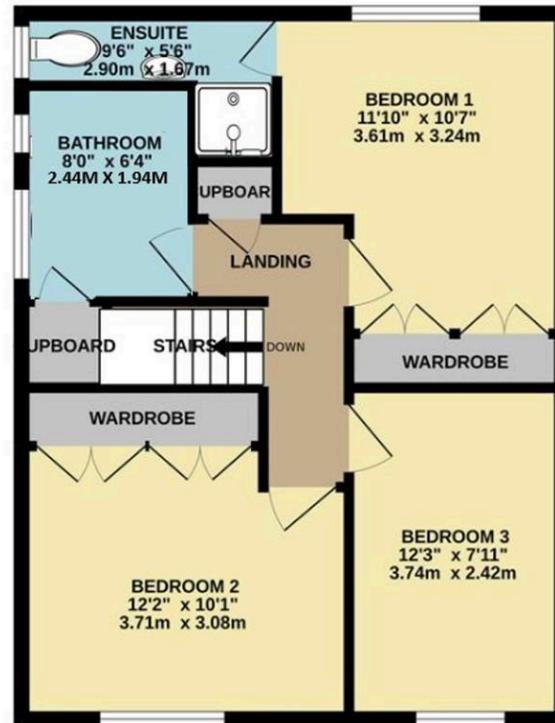
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



Interested?

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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