



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

11 Abbots Garth, Seamer

Guide Price £300,000



## 11 Abbots Garth

Seamer, Scarborough

- IMMACULATE FOUR BEDROOM SEMI DETACHED HOUSE
- LOCATED WITHIN SOUGHT AFTER VILLAGE OF SEAMER
- TWO RECEPTION ROOMS
- SPACIOUS REAR GARDEN
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN

CPH are delighted to present to the market this WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOME which offers SPACIOUS LIVING ARRANGEMENTS with a DOWNSTAIRS WC, SIZEABLE DINING ROOM, OFF STREET PARKING, GARAGE AND WELL MAINTAINED GARDENS. The property is well located within the sought after village of Seamer and is offered to the market with NO ONWARD CHAIN.

This impressive family home comprises on the ground floor of; entrance hall into a light and airy lounge with fireplace, inner hallway with stairs to the first floor, modern integrated kitchen with understairs storage, downstairs WC and a light and airy dining room with two sets of double doors out to the rear gardens. Upstairs, four generously sized bedrooms offer comfortable accommodation for all the family, complemented by a stylish family bathroom.

Externally, the property enjoys a spacious and well maintained rear garden, perfect for outdoor dining, children's play, or simply unwinding in peaceful surroundings. The garden is attractively landscaped. The property also benefits from a driveway and garage, ensuring plenty of parking and storage options. Offered with no onward chain, this charming home is perfect for those seeking a smooth and swift move. With its generous proportions, thoughtful layout, and desirable village location, this property is well-suited to growing families or those looking for extra space to work from home. Located close to local amenities and within easy reach of popular schools, this home combines comfort





#### GROUND FLOOR

Kitchen 17' 9" x 7' 10" (5.40m x 2.40m)

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

Dining Room 20' 0" x 10' 2" (6.10m x 3.10m)

WC 4' 7" x 3' 7" (1.40m x 1.10m)

#### FIRST FLOOR

Bedroom 1 15' 1" x 10' 2" (4.60m x 3.10m)

Bedroom 2 12' 6" x 9' 6" (3.80m x 2.90m)

Bedroom 3 16' 1" x 9' 10" (4.90m x 3.00m)

Bedroom 4 17' 1" x 7' 7" (5.20m x 2.30m)

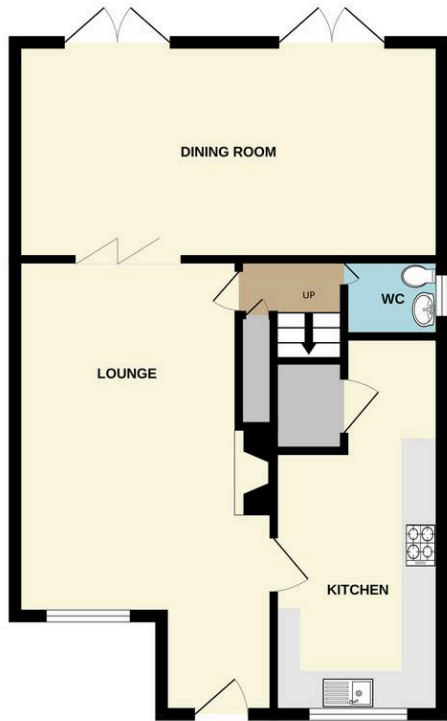
Bathroom 9' 6" x 6' 11" (2.90m x 2.10m)

#### 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.



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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