

## Stockhill, Seamer, Scarborough, YO12 4QG

- Two Bedroom End-Terrace Home
- No Onward Chain
- Popular Seamer Village Location
- Low Maintenance Paved Garden
- Spacious Lounge & Conservatory
- Garage Providing Parking/Storage
- Ideal First Time Buy or Investment Opportunity

**Asking Price £180,000**



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## DESCRIPTION

Hunters are pleased to bring to the market this well-presented two-bedroom end-terrace home, offered to the market with no onward chain, offering a conservatory, low-maintenance outdoor space and the added benefit of a garage. Ideal for first-time buyers, downsizers or investors alike, the property provides a practical layout with comfortable living throughout.

The accommodation briefly comprises an entrance hallway, fitted kitchen and a spacious lounge with stairs leading to the first-floor landing. To the rear, the conservatory creates an additional reception space overlooking the garden, perfect for relaxing or entertaining. Upstairs are two well-proportioned bedrooms alongside a family bathroom. Externally, the property benefits from a paved, low-maintenance rear garden and a garage, providing useful storage or off-street parking.

Located within the popular village of Seamer on the outskirts of Scarborough, the property is ideally positioned for a wide range of local amenities including shops, supermarkets, schools, pubs and transport links. Seamer remains a highly sought-after location thanks to its village feel while still offering excellent access to Scarborough town centre, the A64 and surrounding coastal and countryside areas.

This fantastic home is sure to appeal to a variety of buyers and early viewing is highly recommended to fully appreciate the space and convenience on offer.





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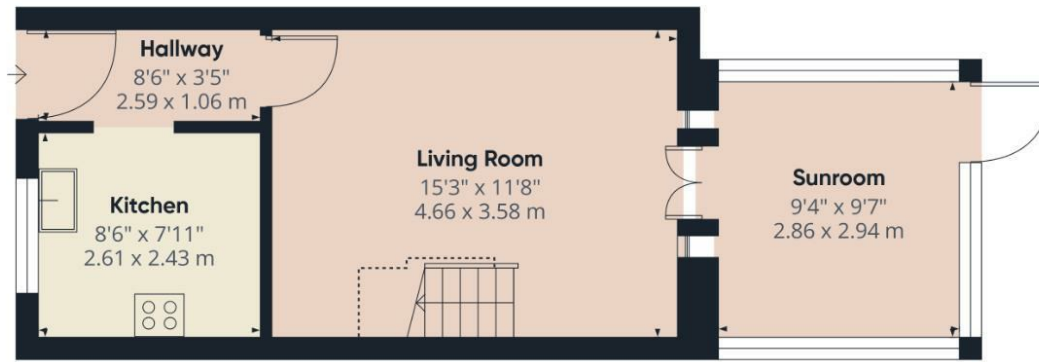
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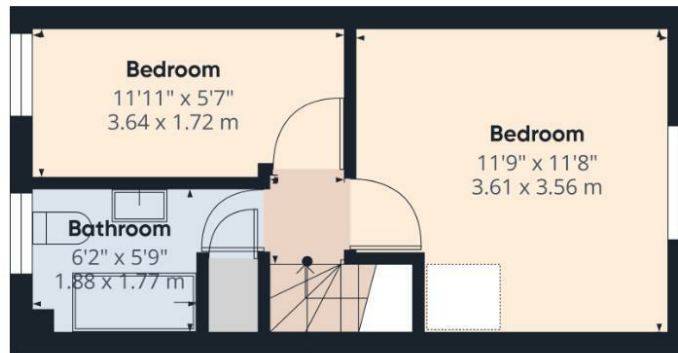
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

630 ft<sup>2</sup>  
58.5 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

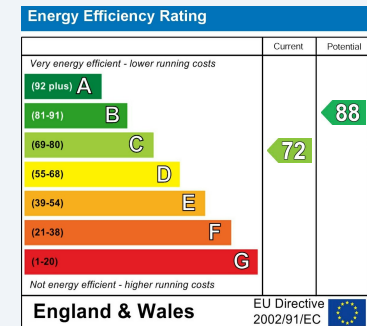
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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