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For over 30 years

3 Seamer Road, Scarborough

Guide Price **£255,000**



3 Seamer Road

- SUBSTANTIAL SEMI DETACHED FOUR BEDROOM HOUSE
- WELL PRESENTED THROUGHOUT
- LOCATED IN THE POPULAR FALSGRAVE AREA
- TWO RECEPTION ROOMS WITH FEATURE FIREPLACES
- SET OVER THREE SPACIOUS FLOORS
- BATHROOM AND WC
- CELLAR & GARAGE WITH INTERNAL ACCESS
- LOW MAINTENANCE REAR COURTYARD
- NO ONWARD CHAIN

We are delighted to offer to the market this substantial and well-presented four-bedroom semi-detached house, ideally situated in the ever-popular Falsgrave area. Set over three spacious floors, this impressive family home offers generous and versatile accommodation, beginning with a welcoming ground floor that features two elegant reception rooms, each boasting attractive bay windows and feature fireplaces that add warmth and character. The modern kitchen provides ample space for culinary pursuits, while internal access to both the garage and cellar enhances convenience and storage options. Upstairs, the first floor comprises two well-proportioned bedrooms, a stylish bathroom, and a WC, creating a practical layout for busy family life. The second floor offers two further bedrooms, perfect for growing families, guests, or those seeking dedicated office space. The property is offered with no onward chain, ensuring a straightforward purchase process. With its charming period features, flexible living spaces, and sought-after location within easy reach of local amenities and reputable schools, this delightful home is perfectly suited for comfortable family living. Internal viewing is highly recommended to fully appreciate the space and quality on offer.





LOWER GROUND FLOOR

Cellar 22' 4" x 6' 7" (6.80m x 2.00m)

GROUND FLOOR

Entrance

Hallway

Kitchen 17' 5" x 12' 2" (5.30m x 3.70m)

Living Room 14' 1" x 12' 10" (4.30m x 3.90m)

Dining Room 12' 10" x 12' 2" (3.90m x 3.70m)

Garage 13' 9" x 8' 10" (4.20m x 2.70m)

FIRST FLOOR

Landing

Bedroom One 19' 4" x 12' 10" (5.90m x 3.90m)

Bedroom Two 12' 10" x 12' 2" (3.90m x 3.70m)

WC 5' 7" x 3' 3" (1.70m x 1.00m)

Bathroom 11' 6" x 8' 6" (3.50m x 2.60m)

SECOND FLOOR

Bedroom Three 19' 4" x 12' 10" (5.90m x 3.90m)

Bedroom Four 12' 10" x 12' 2" (3.90m x 3.70m)

Please Note: Move with us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as in increasingly standard industry practice.



LOWER GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



GROUND FLOOR
708 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR
445 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (179.9 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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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