

**Caspian Lane, Seamer, Scarborough, YO12 4FG**

**£1,200 Per Month**



# Caspian Lane, Seamer, Scarborough, YO12 4FG

## DESCRIPTION

**\*\*Modern 3-Bedroom Family Home with Driveway & Attractive Garden\*\***

Situated in a desirable location, this beautifully presented **\*\*three-bedroom property\*\*** at Caspian Lane offers modern living throughout and is ideal for families and professionals alike.

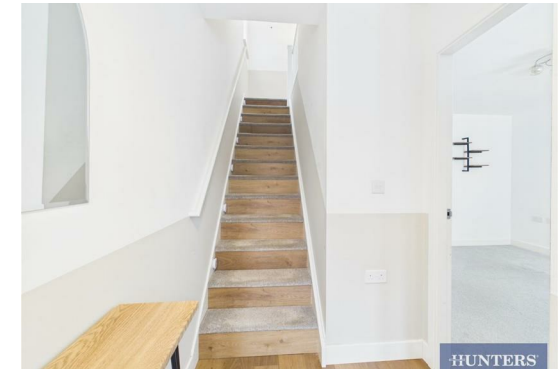
The heart of the home is the **\*\*stylish open-plan kitchen/diner\*\***, providing a fantastic space for both everyday living and entertaining. A **\*\*spacious lounge\*\*** offers a comfortable and welcoming area to relax, while the practical layout includes a **\*\*downstairs WC\*\*** and a **\*\*large storage cupboard\*\*** for added convenience.

Upstairs, the property benefits from **\*\*three well-proportioned bedrooms\*\*** and a modern family bathroom.

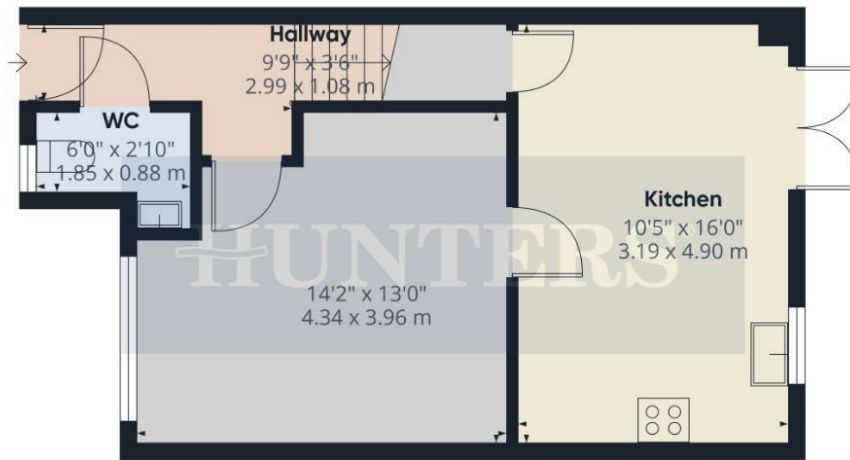
Externally, the home features a **\*\*private driveway with parking for two cars\*\*** and an **\*\*attractive rear garden\*\***, complete with a **\*\*storage shed\*\***, perfect for garden equipment, bikes, or additional household storage.

- \* Modern 3-bedroom home
- \* Beautiful open-plan kitchen/diner
- \* Spacious lounge
- \* Downstairs WC
- \* Large storage cupboard
- \* Driveway parking for 2 cars
- \* Attractive enclosed garden
- \* Garden shed for additional storage
- \* Well-presented throughout
- \* Ideal family home

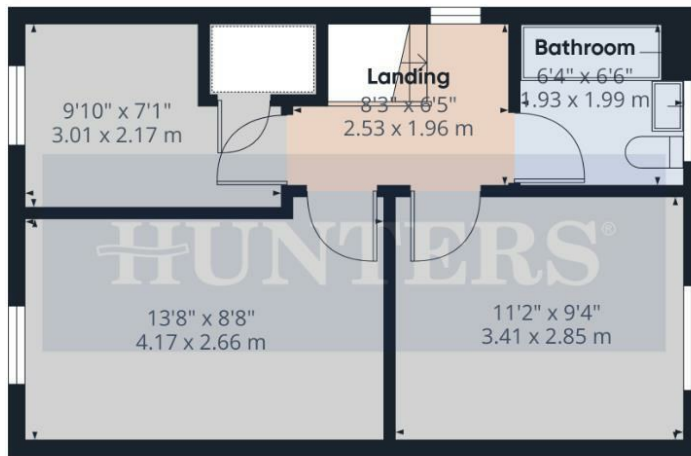
Early viewing is highly recommended to appreciate all this property has to offer.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
789 ft<sup>2</sup>  
73.3 m<sup>2</sup>

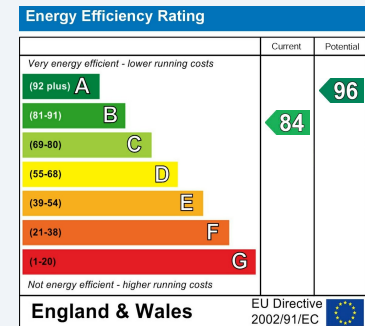
(1) Excluding balconies and terraces

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 [scarboroughlettings@hunters.com](mailto:scarboroughlettings@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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