



# 216 Seamer Road

Scarborough, Scarborough, YO12 4DD

Guide Price £145,000



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## 216 Seamer Road

Stylishly presented throughout and boasting a beautifully landscaped rear garden, this two-bedroom semi-detached property provides an excellent opportunity for first-time buyers and investors alike.

The property briefly comprises a lounge/diner, kitchen, two double bedrooms, bathroom, and a well-maintained enclosed rear garden designed to create an attractive and enjoyable outdoor space. Further benefits include UPVC windows and gas central heating.

Situated on Seamer Road, the property offers excellent access to both Scarborough and the A64, while also benefiting from close proximity to a range of retail outlets, garages, schools, and transport links.

Early viewing is highly recommended. Call us now on 01723 350077 to arrange your viewing at your earliest convenience.

### STEPS UP TO UPVC FRONT DOOR

With gated access to the entrance.

### ENTRANCE LOBBY

With UPVC Window and Radiator

### LOUNGE

12'9" x 12'3" (3.89 x 3.75)

With carpet, modern fireplace and surround, UPVC double glazed bay window, coved ceiling, TV point and radiator.

### KITCHEN

12'9" x 8'0" (3.89 x 2.45)

With a modern range of worktops over base units and overhead cupboards, inset composite sink, tiled splashbacks, UPVC double glazed window overlooking the rear, Integrated automatic washing machine, Integrated fridge freezer, inset electric hob and oven with extractor hood over, cupboard housing central heating boiler, ceiling spots and radiator.

### BEDROOM ONE

12'9" x 12'3" (3.89 x 3.75)

With UPVC double glazed window, radiator and door to bathroom.

### BEDROOM 2

12'9" x 8'0" (3.89 x 2.45)

With UPVC double glazed window overlooking the rear, radiator and door to bathroom.

### BATHROOM

6'6" x 4'7" (2.00 x 1.41)

With hand basin in vanity unit with mixer tap, low level WC, panel bath, coved ceiling and radiator.

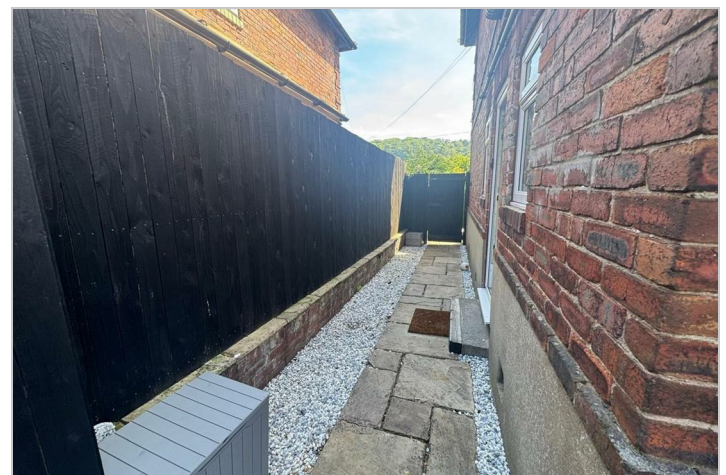
### OUTSIDE

To the front of the property is a tiered garden with steps to the side.

At the rear there is an enclosed garden area which has been recently landscaped with raised decked seating area and lighting.

### What Three Words Location

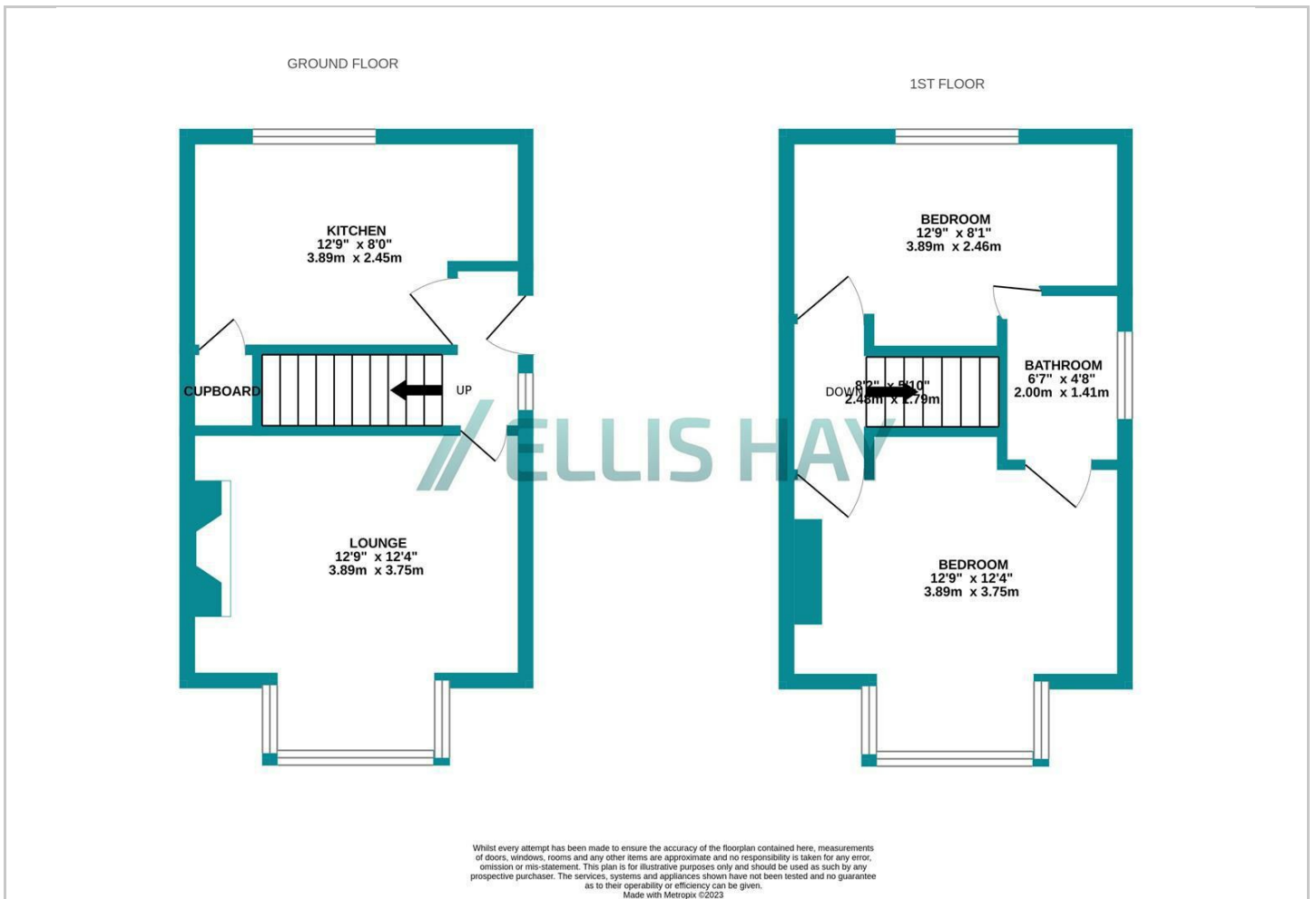
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## Hybrid Map



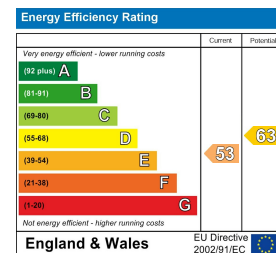
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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