



## Stockhill, Seamer, Scarborough, YO12 4QG

- Two bedroom end terraced home
- Enclosed rear garden
- Popular Seamer village location
- Spacious lounge flowing into conservatory
- Garage providing parking or storage
- Garage and Parking

**£190,000**



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## DESCRIPTION

Hunters are pleased to bring to the market this well-presented two-bedroom end terraced home located in the popular village of Seamer. Offering practical and comfortable living space throughout, this property would suit first-time buyers, downsizers or investors.

The ground floor comprises a kitchen positioned to the front of the property, fitted with a range of units offering worktop space and room for appliances. To the rear is a spacious lounge, providing a comfortable and well-proportioned living area, which flows seamlessly into the conservatory which over looks the garden. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy throughout the year. A detached garage offers useful storage or secure parking, adding further practicality to the home.

Seamer is a highly regarded village on the outskirts of Scarborough, offering a blend of countryside surroundings with excellent local amenities. The village benefits from a range of shops, public houses, a primary school, and convenient transport links including a railway station and regular bus routes.

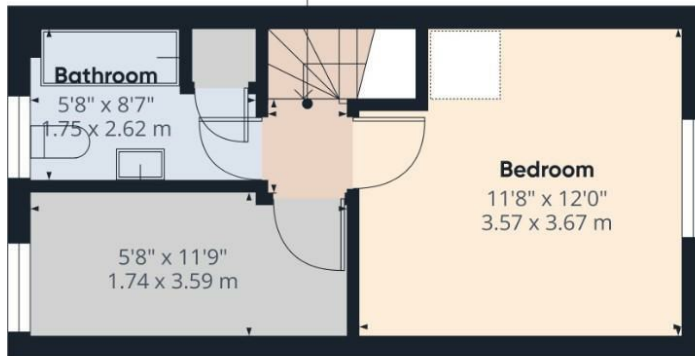
A well-positioned and practical home in a sought-after village location – early viewing is recommended to appreciate all this property has to offer.







Ground Floor



Floor 1



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

616 ft<sup>2</sup>  
57.2 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

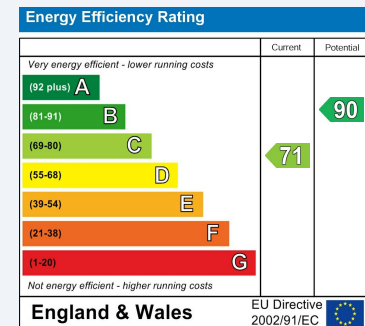
Reduced headroom  
----- Below 5 ft/1.5 m

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.



33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>

