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# Seamer Road, Scarborough

Offers Over £125,000



Hunters are pleased to offer this charming mid-terrace home, perfectly blending traditional character with comfortable living.

The property features a spacious living room to the front, a separate dining room, and a well-equipped kitchen to the rear, complete with integrated appliances and a brand new oven and hob—offering practical and versatile living space throughout. Upstairs, you'll find two generous double bedrooms, both benefiting from fitted wardrobes, and a well-presented shower room.

Additional benefits include double glazing, gas central heating, and a low-maintenance rear courtyard—ideal for outdoor seating or entertaining.

Located in a popular residential area close to the town centre the house is in close proximity to a wealth of amenities and attractions including local shops, supermarket, popular junior school, doctors surgery, Falsgrave shopping parade and Scarborough town itself.

Situated in a convenient location close to local amenities, schools, and transport links, this delightful home is ideal for first-time buyers, small families, or investors.

Early viewing is highly recommended!

## KEY FEATURES

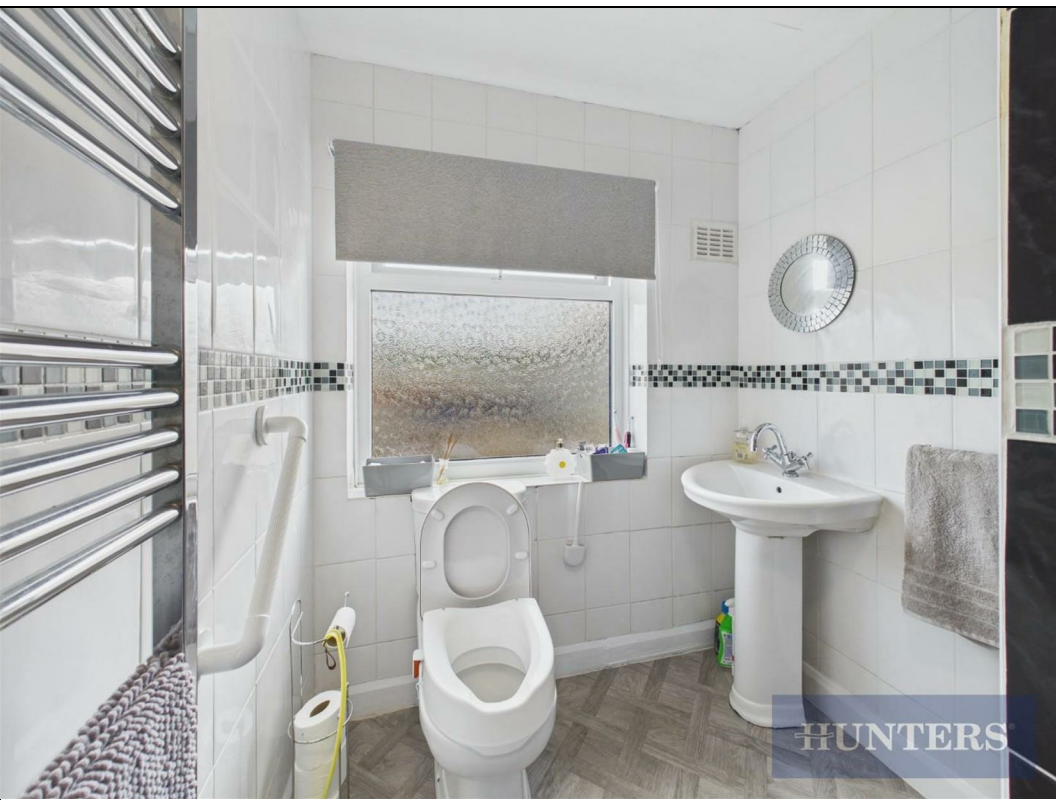
- Mid Terrace Home
- Two Reception Rooms
- Two Double Bedrooms
  - Rear Courtyard
- Council Tax: A
  - EPC: C



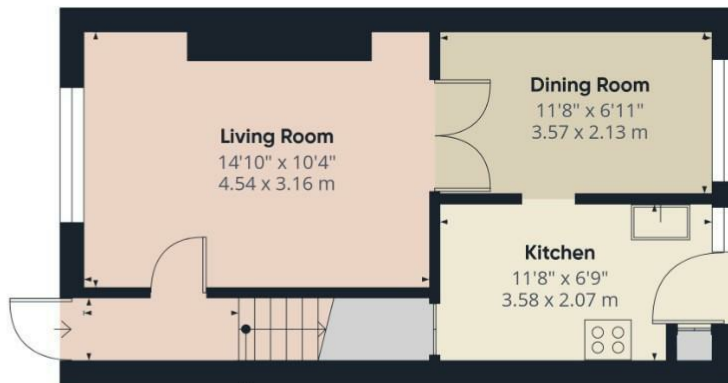




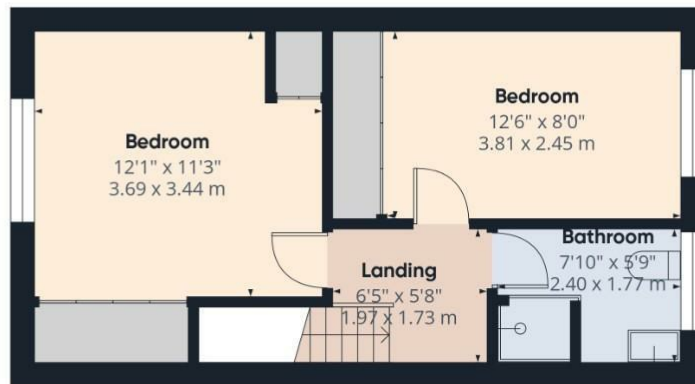








Ground Floor



Floor 1

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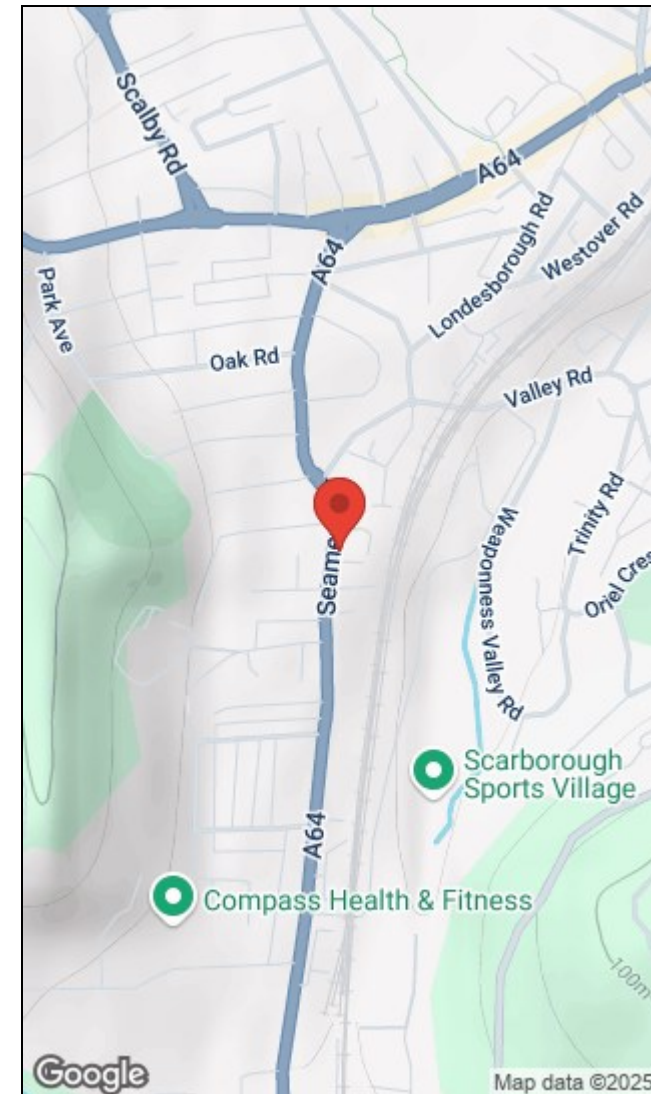
Approximate total area<sup>(1)</sup>  
710 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



| Energy Efficiency Rating                    |           |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|-----------|-----------|---|---------|-----------|
|   | Current   | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |           |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |           |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            | <b>69</b> |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |           |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |           |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |           |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |           |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |           |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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