



HUNTERS[®]
HERE TO GET *you* THERE

 2  1  1  

Main Street, Seamer, Scarborough



Offers In The Region Of £175,000

Situated in the picturesque village of Seamer, just to the south of Scarborough, this delightful two-bedroom end-terrace cottage offers a wealth of possibilities — whether you're seeking a full-time residence, a weekend retreat, or a savvy investment opportunity.

Internally, the cottage welcomes you into a spacious living room with characterful exposed beams and a staircase leading to the first floor. A modern kitchen/breakfast room provides a bright and functional space for everyday living, with access to the rear porch that opens onto a private courtyard garden. Upstairs, the property features two generously sized double bedrooms and a well-appointed Jack & Jill style bathroom, creating an ideal layout for families, couples, or guests.

Externally, the property includes an electric car charging point. The enclosed courtyard leads to a versatile garden room, perfect for use as a home office, studio, or hobby space. In addition, the property enjoys right of access through neighbouring courtyard gardens to a further, larger lawned garden set away from the main residence. This additional green space holds fantastic potential for gardening enthusiasts or for creating an outdoor entertaining area.

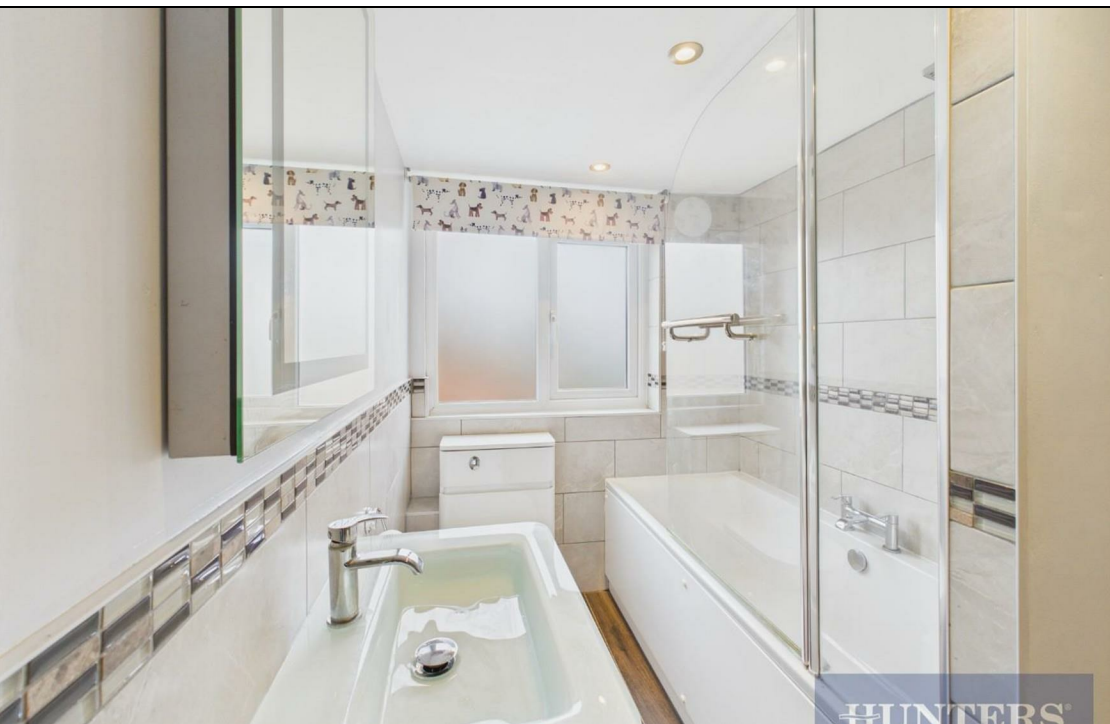
Seamer is a picturesque village near Scarborough, offering a blend of historic charm and modern convenience. It features a primary school, local shops, pubs like The Mayfield, and a nearby train station with links to York and Scarborough. Surrounded by countryside, it's ideal for walking and cycling. The village is peaceful, community-focused, and well-connected.

With its charming character, versatile outdoor spaces, and enviable village location, this cottage presents an exciting opportunity to create a truly special home.

KEY FEATURES

- Two Bedrooms
- End of Terrace Cottage
- Charming Character Features
- Courtyard and Lawned Gardens
- Additional Garden Room
- Council Tax: B







Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

641 ft²59.6 m²

Reduced headroom

 2 ft^2 0.2 m²

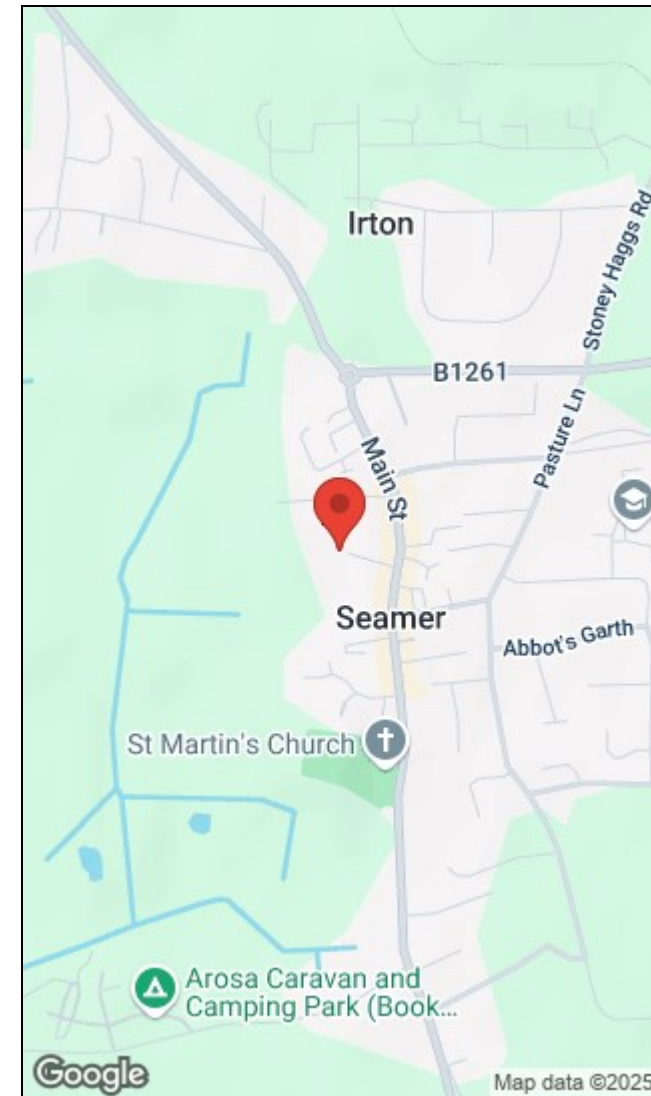
(1) Excluding balconies and terraces

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 Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>89</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>89</p>		
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>Not environmentally friendly - higher CO₂ emissions</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.