



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Abbots Garth, Seamer, Scarborough

Offers In Excess Of £230,000



Welcome to Abbots Garth in the charming village of Seamer, Scarborough! This delightful semi-detached house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious open plan living and dining area, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts a well-equipped kitchen, perfect for whipping up delicious meals. The addition of a conservatory brings a touch of elegance and provides a tranquil space to enjoy your morning coffee or curl up with a good book.

With three inviting bedrooms, there is ample space for the whole family or for guests to stay over. The property also boasts a well-appointed bathroom with a separate WC for added convenience.

One of the highlights of this lovely home is the picturesque field views that can be enjoyed from various vantage points, adding a sense of tranquillity and a connection to nature. The property also features a garage, providing convenient parking or extra storage space, as well as off road parking.

Located in the picturesque village of Seamer, this property offers a peaceful retreat while still being close to local amenities and excellent schools. Don't miss out on the opportunity to make this house your home!

## KEY FEATURES

- Open Plan Living/Dining Area
- Cosy Conservatory
- Three Bedrooms
- One Bathroom With Separate WC
  - Field Views
  - Off Road Parking
  - Garage







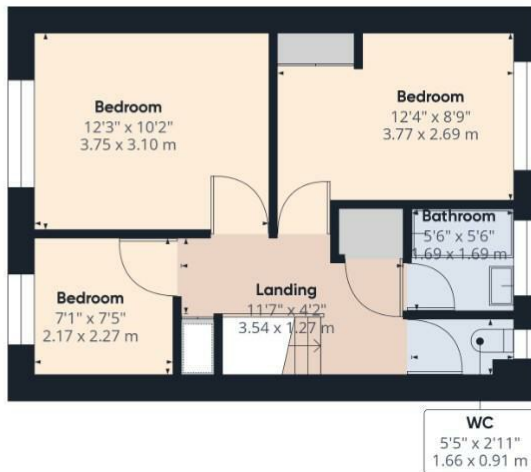








Ground Floor



Floor 1

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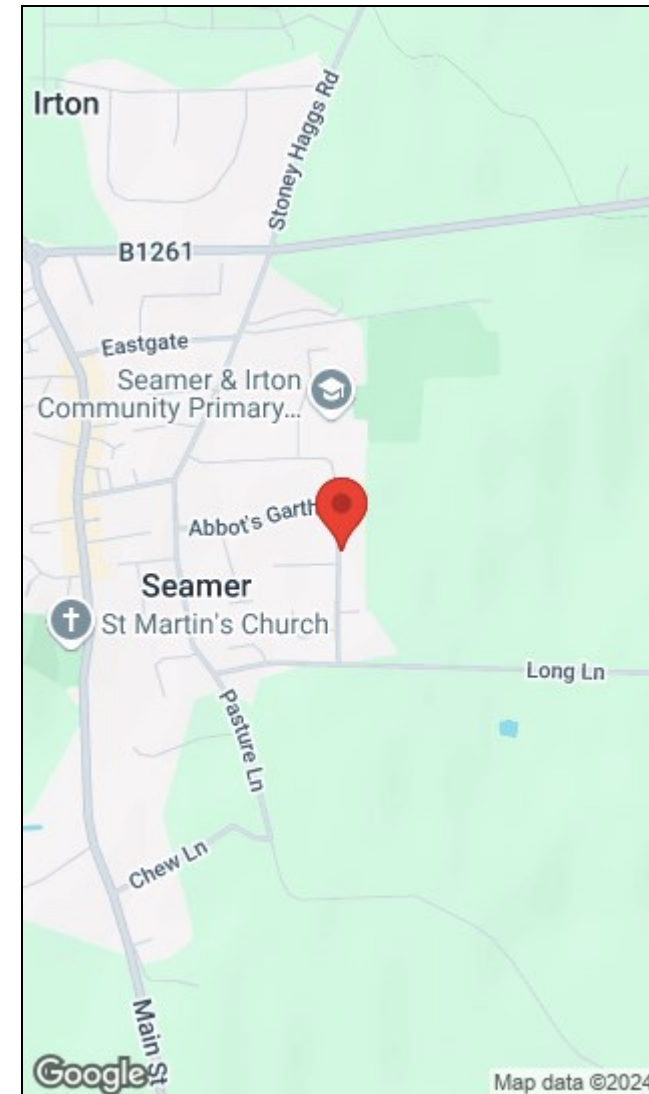
Approximate total area<sup>(1)</sup>  
939.26 ft<sup>2</sup>  
87.26 m<sup>2</sup>

(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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</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 EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



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