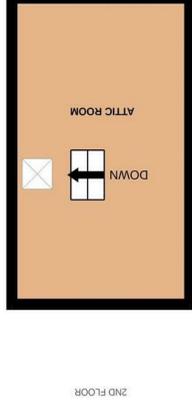
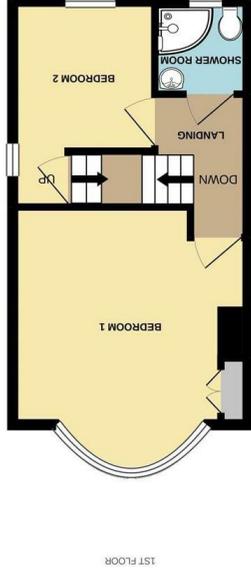
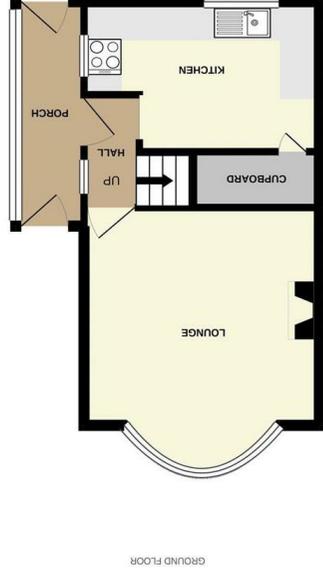


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Most every attempt has been made to ensure the accuracy of the description contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative purpose only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO₂) Rating

Energy Efficiency Rating



215 Seamer Road, Scarborough YO12 4DD
Offers In Excess Of £130,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

+++Well located just off SEAMER ROAD
 is this TWO BEDROOM semi-detached
 home which would make an IDEAL FIRST
 TIME BUY/BUY TO LET and benefits from
 LAWNEED GARDENS, VIEWS TOWARDS
 THE MOUNT and is offered with NO
 ONWARD CHAIN+++The property is
 offered to the market with no onward
 chain and in our opinion is offered to
 the market in good decorative order and
 does benefit from gas central heating via
 a wall mounted combination boiler
 located within the kitchen, double
 glazing and comprises on the ground
 floor: entrance porch with a door to the
 rear and a door to an entrance hall with
 stairs to the first floor, a bow fronted
 lounge/diner with a feature fireplace and
 a kitchen fitted with a range of matching
 wall/base units and understairs storage.
 To the first floor lies a landing, a bow
 fronted master bedroom with fitted
 wardrobes, a further bedroom with a door
 providing stairs to a generous loft room
 and a white three-piece shower room
 suite. Externally, to the front of the
 property lies a lawned garden with views
 towards Oliver's mount and to the rear of
 the property lies a lawned and paved
 garden enclosed by fenced
 boundaries. Being located on Seamer
 Road, the house affords good access to
 local shops, a supermarket, Falsgrave
 shopping parade, junior school, gym and
 sports village as well as being on a regular
 bus route into town and out to local
 industrial sites for work as well as the
 A64 (York) and Seamer train station with
 regular rail link to York. Offered to the
 market with NO ONWARD CHAIN, early
 internal viewing is a MUST in order to
 fully appreciate the space, setting and
 surroundings on offer from this well
 priced semi-detached home. To arrange a
 viewing, please contact CPH Property
 Services on 01723352235 or visit our
 website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Porch
11'10" x 3'7"

Lounge
14'1" into bay x 12'6"

Entrance Hall
5'11" x 2'11"

Kitchen
12'10" max x 7'10" max

FIRST FLOOR

Landing
7'3" max x 4'11" max

Bedroom One
14'1" max into bay x 12'10"
max

Bedroom Two
10'10" max x 7'7" max

Bathroom
4'11" x 4'11"

ATTIC

Loft Room
16'1" x 9'2"

OTHER:

External

To the front of the property lies a garden laid mainly to lawn with views towards the mount. To the rear of the property lies a garden laid mainly to lawn with paving and is enclosed by fenced boundaries.

Details Prepared
TLPF/160821



Interested? Get in touch:

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