





22a Seamer Road, Scarborough YO12 4DT  
Offers In Excess Of £120,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

+++ideal for those looking to  
 DOWNSIZE, nearby to AMENITIES. This  
 TWO BEDROOM, GROUND FLOOR  
 FREEHOLD APARTMENT is WELL-  
 PRESENTED throughout with a PRIVATE  
 ENTRANCE PORCH, OFF-STREET  
 PARKING, PAVED GARDENS and occupies  
 an ENVIABLE POSITION within the much  
 sought after FALSgrave area of  
 Scarborough +++The apartment is well  
 located within this IMPOSING, PURPOSE-  
 BUILT DETACHED BUILDING consisting of  
 just TWO APARTMENTS. The property is  
 situated within the highly regarded  
 Falsgrave area of Scarborough and  
 affords excellent access to a wide range  
 of amenities and attractions including a  
 choice of popular schools and colleges,  
 local shops, supermarket Falsgrave Park,  
 plus a choice of popular eating a drinking  
 establishments. Furthermore, also within  
 proximity lies Scarborough Town Centre  
 and Scarborough's South Bay beach. The  
 Freehold flat is accessed via a private  
 entrance porch and comprises on the

ground floor, entrance hall with generous  
 storage, a spacious bay fronted  
 lounge/diner with built-in storage,  
 kitchen fitted with a range of wall/base  
 units, two double bedrooms and a white  
 three-piece shower room with vinyl  
 flooring and a walk-in shower. In our  
 opinion, the property has been well-  
 maintained by the current vendors and  
 does benefit from gas central heating via  
 a newly fitted combi boiler (with  
 approximately 12 years warranty  
 remaining) and double glazing  
 throughout. This would be ideally suited to  
 a number of buyers, most notably for  
 investment as a second home or as a  
 permanent home possibly for a couple  
 looking to downsize. Early internal  
 arrange a viewing please call our friendly  
 team in the office now on 01723 352235  
 or via the website on  
 www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Porch  
5'7" x 2'11"

Hall  
18'8" x 4'7" max

Lounge  
15'5" x 12'2"

Kitchen  
12'2" x 8'10"

Bedroom One  
13'1" x 9'10"

Bedroom Two  
9'10" x 9'10"

Shower Room  
7'10" x 5'3"

OTHER:

Off-Street Parking  
The property does benefit from off-street parking for multiple vehicles.

Tenure/Maintenance  
We have been informed that the property is Freehold and that there is a maintenance agreement in place on a 50/50 basis with Flat B.

Details Prepared  
TLAB/020921



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

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