



33a Main Street, Seamer, Scarborough YO12 4PS
Guide Price £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



AYSGILL IS A UNIQUE DESIGNED BUNGALOW which was built around five years ago to an attractive design featuring a cedar clad and stone construction, under a pantile roof. The property is finished a high standard throughout with SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINER WITH FEATURE VAULTED CEILING and patio doors leading out to a private walled and lawned rear garden. To the front the property also benefits from private off street parking and is set back off the main street located within a secluded courtyard. Also EPC Rating Band B

The well appointed accommodation briefly comprises of a substantial lounge 6.4m 21' lounge/diner which is open plan to the modern kitchen and dual aspect double glazed windows and patio doors to the front and rear creating a light airy entertaining space. From the lounge a corridor runs the length of the property to the rear with doors providing access to two bedrooms a modern house bathroom and generous built in storage cupboard. Externally the property has a lawned front garden and hardstanding area providing off street parking for 2/3 vehicles. To the rear is a private, enclosed walled and lawned garden.

'In our opinion' the property is offered to the market in excellent order with modern kitchen and bathroom, gas heating and double glazing plus modern decoration throughout. The property will therefore be of particular interest to persons looking at downsizing/retirement but could also be of interest to someone looking at a holiday home/rental property.

The property occupies an enviable courtyard setting back off the main road within the popular village of Seamer. Amenities within the village include 'Proudfoots' supermarket, popular pub/restaurant, junior school and sports club/playing fields. The property also affords excellent rail and road links into Scarborough and to the A64.





ACCOMMODATION

Lounge/Diner

20'11" x 12'5"

With double glazed entrance door, feature vaulted ceiling, double glazed windows to the front and rear plus double glazed double patio doors to the front and rear. Open plan to:

Kitchen

8'2" x 8'2"

Fitted with a modern matching range of wall and base units with work surfaces over, single drainer sink, Built in electric oven and hob with extractor hood over, space for fridge freezer and double glazed window to the front.

Inner Hall

With double glazed 'Velux' windows to high vaulted ceiling, built in storage cupboard housing combination boiler.

Bedroom One

14'9" x 8'2"

With two double glazed windows to the front and door adjoining door to the bathroom.

Bedroom Two

12'5" x 8'6"

With double glazed window to the front.

Bathroom

8'2" x 6'6"

Fitted with a modern white four piece suite comprising step in shower, panelled bath, low flush w/c and pedestal wash hand basin. Double glazed window to the front.

EXTERNALLY

To the front of the property is a lawned garden and hard standing providing off street parking for 2/3 vehicles. To the rear and side of the property is a private enclosed wrap around lawned garden with fenced and walled boundaries.

Council Tax and EPC

Council Tax Band - D

EPC Rating - Band B

Details Prepared/Ref

PF/200623



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

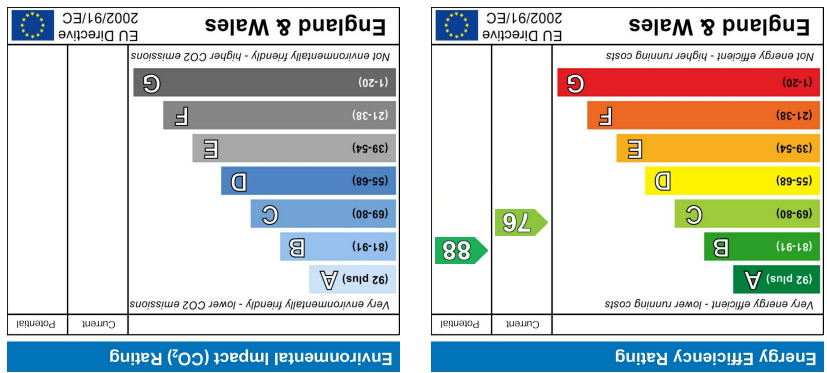
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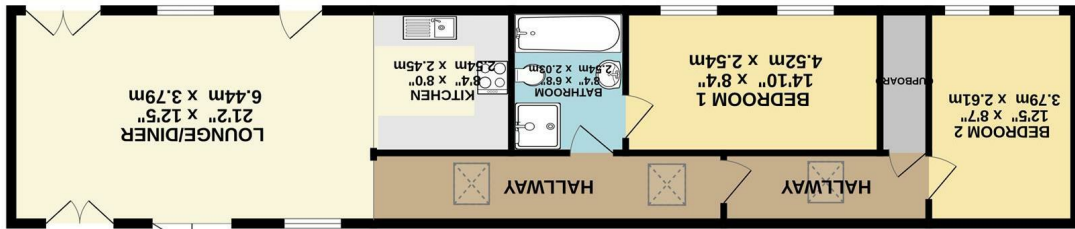
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficacy can be given.
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TOTAL FLOOR AREA : 772 sq.ft. (71.8 sq.m.) approx.



GROUND FLOOR
 772 sq.ft. (71.8 sq.m.) approx.

