



33 Main Street, Seamer, Scarborough YO12 4PS
Guide Price £220,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This DECEPTIVELY SPACIOUS, STONE BUILT END TERRACED COTTAGE benefits from THREE FIRST FLOOR DOUBLE BEDROOMS PLUS A FURTHER GROUND FLOOR FOURTH BEDROOM with en-suite shower room, GENEROUS KITCHEN, LOUNGE & UTILITY ROOM. The property benefits from OFF-STREET PARKING and GARAGE/STORE to the rear via a communal courtyard. Located in the POPULAR VILLAGE of SEAMER with fantastic open aspect views to the front over open fields.

'In our opinion' the property is offered to the market in generally good order and benefits from electric heating system and uPVC double glazing including feature sash windows to the front with open aspect views. The accommodation itself briefly comprises of Entrance hall with stairs leading up to the first floor landing and doors to generous lounge, fourth bedroom with en-suite, generous kitchen, utility room and rear entrance hall and Porch with door leading out to private yard. To the first floor is a house bathroom with three-piece white suite and three double bedrooms. Externally the property benefits from a private yard plus a communal courtyard to the rear providing off street parking and access to the open garage/store.

The property is located in the popular village of Seamer which offers a wealth of amenities including a pub/restaurant, 'Proudfoots' supermarket, a popular primary school, Sports club and playing fields, ample play parks and is the perfect area for scenic walks. Seamer has excellent transport links including railway line to Scarborough and the A64 is close by to create links to Malton and York.

Offered with NO ONWARD CHAIN, Internal viewing for this property is highly recommended in order to fully appreciate the space, character, setting and views. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION

GROUND FLOOR

Entrance Hall

With double glazed entrance door, stairs leading to the first floor landing and to rear entrance hall. Doors to:

Lounge

14'5" x 11'1"

With double glazed window to the front.

Kitchen

14'1" x 9'6"

Fitted with a matching range of wall and base units with work surfaces over, built in cupboard and double glazed window to the rear.

Utility Room

11'1" x 6'10"

Fitted base units with work surfaces over and double glazed window to the rear.

Rear Entrance Porch and Hall

With double glazed entrance door and glazed inner door leading to the rear entrance hall.

Bedroom Four (Possible 2nd Reception Room)

14'5" x 14'1" max

With double glazed window to the front and door to:

En-Suite Shower

8'6" x 5'6"

Fitted with a modern white three piece suite.

FIRST FLOOR

Landing

With doors to:





Bedroom One
14'9" x 11'9"
Double glazed 'sash' window to the front with open aspect views.

Bedroom Two
14'9" x 11'5"
Double glazed 'sash' window to the front with open aspect views.

Bedroom Three
14'1" x 8'10"
With double glazed 'sash' window to the rear.

Bathroom
7'10" x 7'6"
Fitted with modern white three piece suite and double glazed 'sash' window to the front.

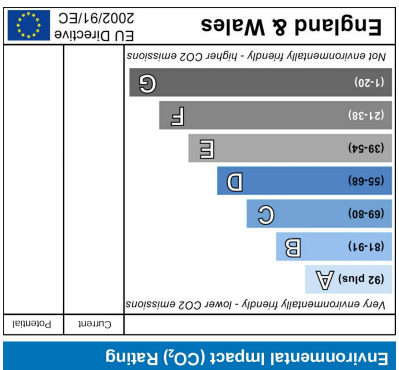
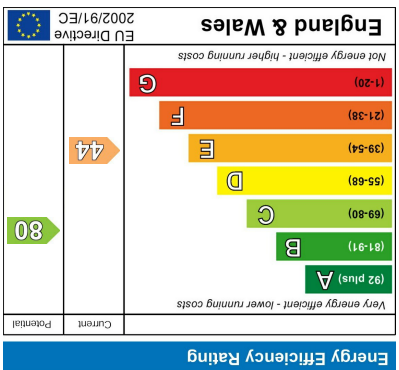
EXTERNALLY
The property benefits from a private courtyard to the rear of the property plus access through a communal courtyard to the rear with access to the garage/store and off street parking.

Council Tax Band and EPC
Council Tax Band - D
EPC Rating - E

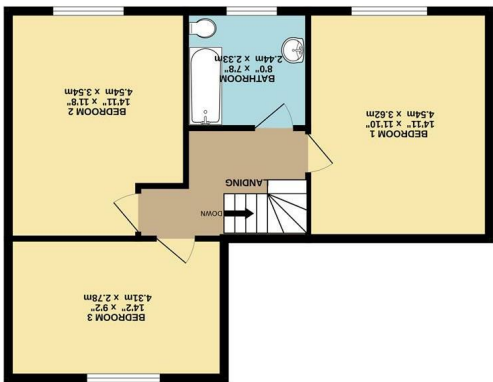
Property Details/Ref
PF/200623



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



GROUND FLOOR (70.3 sq.m.) approx.



1ST FLOOR (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items the approximate and no responsibility is taken for any error, omission or mis-statement. The 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 operability or efficiency can be given.
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TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.

