



88a Main Street, Seamer, Scarborough, YO12 4RF  
Offers In Excess Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS KITCHEN/DINER
- GARDENS TO THE FRONT AND REAR
- OFF-STREET PARKING AND DOUBLE GARAGE
- POPULAR SEAMER VILLAGE LOCATION

UNEXPECTEDLY BACK on the MARKET is this SPACIOUS DETACHED BUNGALOW of non traditional construction which has THREE BEDROOMS, a KITCHEN/DINER, CONSERVATORY, LAWNED GARDENS to the FRONT and REAR, OFF-STREET PARKING and a DOUBLE GARAGE. The property occupies a GREAT SETTING within the sought after village of SEAMER and is offered with NO ONWARD CHAIN.

The living accommodation comprises in brief; entrance vestibule, hallway with built-in storage which houses the combi boiler, lounge with a gas fire, a generous kitchen/diner with a built-in pantry and a range of matching wall/base units, a rear entrance/conservatory room, two double bedrooms (one with built-in wardrobes), a further bedroom which has access to the loft space, a bathroom which has a panelled bath with shower over and a hand wash basin and a separate WC.

External to the property lies a lawned garden to the front aspect. To the rear of the property lies also a garden laid mainly to lawn with a paved patio, greenhouse and a planted vegetable plot. The property also has the additional benefit of off-street parking for approximately 3/4 cars (accessed via a shared driveway) and a double garage.

The property is located within the sought after village of Seamer, where a variety of amenities lay at hand including, a local convenience store, eateries, public houses and schools. Seamer also has great transportation links into Scarborough, Malton, Pickering and beyond by car, Seamer Train Station is an approximate 25 minute walk and the village also has a regular bus route to Scarborough and surrounding areas.

Early internal viewing is truly a must in order to fully appreciate the space, setting and location that this bungalow has on offer. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

5'2" x 4'3"

Hallway

14'1" max x 9'6" max

Lounge

14'9" x 12'1" max

Kitchen/Diner

23'11" max x 17'0" max

Conservatory/Rear

Entrance

12'9" x 4'11"

Bedroom One

15'1" x 10'5"

Bedroom Two

11'5" x 9'6"

Bedroom Three

10'5" x 7'6"

Bathroom

7'6" max x 5'10" max

WC

4'3" x 3'7"

OTHER:

Double Garage

The property does also benefit from a double garage which is accessed via 'up and over' doors. This is accessed via a shared driveway which has parking for approximately 3/4 cars.

Gardens

To the front of 88a Main Street are gardens that are laid mainly to lawn with walled and fenced borders. To the rear of the property is also a garden laid mainly to lawn with a paved seating area, a planted vegetable plot and greenhouse, also with fenced borders.

Mains Service

We have been advised that this property does have mains service. The property has gas central heating by use of a combi boiler.

Details Prepared

TLPF/180823 ESR13223



Interested? Get in touch:

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**CPH**

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



What 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 operating or efficiency can be given.  
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