



2 School House Drive, Seamer, Scarborough YO12 4PP
Offers In The Region Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STONE BUILT TWO BEDROOM SEMI-DETACHED HOME
- DETACHED GARAGE
- POPULAR SEAMER VILLAGE LOCATION
- OFF-STREET PARKING FOR UP TO FOUR VEHICLES
- FRONT REAR & SIDE GARDENS

We are delighted to bring this STONE BUILT, SEMI-DETACHED HOME to the market. The property benefits from TWO BEDROOMS, DRIVEWAY and DETACHED STONE BUILT GARAGE with POWER. Located in the POPULAR VILLAGE OF SEAMER.

The property is well maintained throughout and benefits from gas central heating and uPVC double glazing and briefly comprises of; entry into the generous lounge/diner with under stair storage and provides access to the modern kitchen with integrated oven, hob and extractor. The sun room is located to the rear of the kitchen and benefits from double patio doors which provide access to the rear garden. To the first floor lies the master bedroom with built in storage and views across the wolds, a further double bedroom and the house shower room complete with modern three-piece suite. Externally, the front of the property benefits from lawned gardens, a driveway for up to four vehicles and a stone built detached garage with power. The rear of the property offers a paved seating area, gardens laid mainly to lawn and to the side of the property lies a further garden area ideal for keen gardeners with separate bin storage area.

This property is located on the South side of the sort after village of Seamer, just a few miles from Scarborough. There are a number of local amenities and facilities within walking distance including, supermarket, public houses, the local church and eateries. The property is also in the catchment area for a popular primary school with ample playgrounds around the village. Transport links are available from Seamer Station and the A64 Scarborough to York which is close by.

Early viewing is highly recommended! If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk.





ACCOMODATION

GROUND FLOOR

Living Room
16'2" x 11'5" max

Kitchen
10'11" x 11'5" max

Sunroom
6'11" x 11'2" max

FIRST FLOOR

Bedroom 1
11'0" x 11'5" max

Bedroom 2
9'4" x 11'6" max

Shower Room
6'8" x 5'7" max

Externally

To the front of the property lies a garden laid to lawn. To the side of the property lies a detached stone built garage, driveway for up to 4 vehicles, further side gardens and bin store area. To the rear of the property lies a private rear garden with paved seating area.

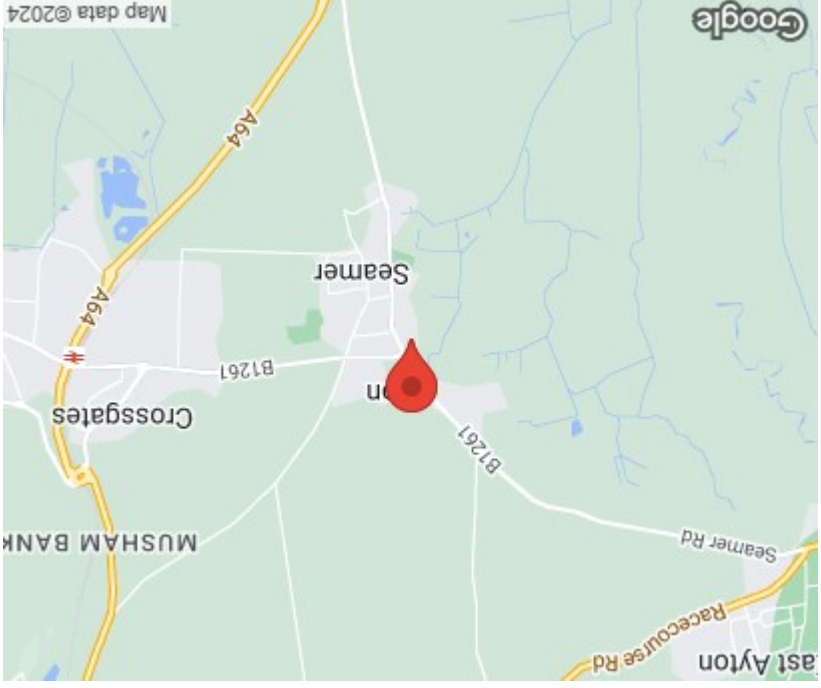
Details Prepared
AB270224



Interested? Get in touch:

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

CPH



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

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
	72
	87



CPH Property Services
19 St. Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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

