



10 Mayfield Drive, Seamer, Scarborough YO12 4RA  
Offers In The Region Of £289,995

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- WELL PRESENTED DETACHED HOUSE
- GENEROUS LOUNGE AND EXTENDED MODERN DINING KITCHEN WITH UNDERFLOOR HEATING
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE AND PARKING FOR NUMEROUS VEHICLES
- OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION, VIEWING A MUST
- THE PROPERTY BENEFITS FROM A FULL ALARM SYSTEM

+++Located in a tucked away location down a PRIVATE DRIVE with no through traffic, within the village of Seamer is this MODERN DETACHED AND EXTENDED HOME which was constructed in the late 80's. The property is well laid out and has the added benefit of a rear extension which has created a spacious family orientated open plan Kitchen and dining space and has recently had a new scheme or decor throughout so in our opinion is ready to move into. Offered with Vacant possession and no onward chain. Properties within this location and on this private road are seldom offered to the market so early viewing is advised.+++

In brief; the accommodation comprises; entrance vestibule, Generous lounge with staircase leading to the first floor, a modern and extended kitchen/ dining room with the addition of a utility, w.c and access into the Garage from the main house. To the first floor there are three bedrooms and a three-piece bathroom suite. Externally, the property offers an extensive frontage with ample off street parking, gardens and access to the garage. To the rear the property benefits from a low maintenance courtyard garden. The property also benefits from Gas heating via Boiler and Double glazing throughout, and underfloor heating in the kitchen area. A full alarm system is also installed at the property.

Well located within the popular village of Seamer the property offers excellent access to transport links as well as a good array of local amenities including local shops, supermarket, pubs and a restaurant, popular junior school, playing fields and is also near a regular bus route into the town.

As mentioned properties rarely come to the market in this location so presents an opportunity for a buyer to secure a lovely property in a great location. Therefore Early viewing is advised and is by appointment with CPH. Call our friendly team on 01723 352235.





## ACCOMODATION

### Ground Floor

Lounge  
14'9" x 13'5"

Dining Kitchen  
18'0" x 9'6" max

Utility and WC

### FIRST FLOOR

First floor landing

Bedroom One  
12'9" x 9'2"

Bedroom Two  
9'2" x 11'5"

Bedroom Three  
9'10" x 6'10"

Bathroom

Garage

Single integral garage with up and over door. Light and power. Door from kitchen. Gas heating boiler is located here.

Outside

To the front of the property is a generous low maintenance garden with driveway providing off street parking for numerous vehicles and in our opinion space for a motorhome. The drive leads to a single integral Garage.

To the rear of the property is a private low maintenance paved garden/ courtyard area with fence boundaries.

Council Tax and EPC

Council Tax Band - D

EPC Rating - D

The property benefits from cavity wall insulation.

Tenure

The property is FREEHOLD

Details prepared by/ Date

GV 24/02/24

**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



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 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 is given as to their operability or efficiency can be given.  
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