



1 White Horse Close, Seamer, Scarborough YO12 4QH
Offers Over £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS RECENTLY RENOVATED LINK-DETACHED HOUSE
- THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS
- ATTRACTIVE LAWNED GARDENS FRONT & REAR
- OFF-STREET PARKING AND GARAGE
- SECLUDED CUL-DE-SAC POSITION WITHIN THE DESIRABLE SEAMER VILLAGE

Occupying a secluded CUL-DE-SAC position within the much sought after village of SEAMER is this SPACIOUS RECENTLY RENOVATED THREE BEDROOM LINK-DETACHED home which is offered to the market with TWO RECEPTION ROOMS, DOWNSTAIRS WC, ATTRACTIVE LAWNED GARDENS, OFF-STREET PARKING and GARAGE.

The property is offered to the market with gas central heating and full double glazing and comprises on the ground floor; entrance hall with stairs to the first floor, a generous lounge/diner with ceiling spotlights and box bay windows to dual aspects, a spacious sun room extension which would be ideal as a dining room/home office with double doors to the rear garden, a kitchen fitted with a range of matching wall and base units and a downstairs WC. To the first floor of the property lies a landing with built-in storage, two double bedrooms, a further bedroom and a three-piece suite house bathroom. Externally, to the front of the property lies a well-presented lawned garden, complete with a block paved driveway providing off-street parking and access to the garage. To the rear of the property lies an attractive lawned garden, enclosed by fenced boundaries.



Being located within the popular village of Seamer the property affords excellent access to a wide range of amenities and attractions including 'Proudfoots' supermarket, a popular primary school, playing fields/sports club, a choice of popular eating and drinking establishments as well as being on a regular bus route into Scarborough. Internal viewing is a must in order to fully appreciate the space, setting, and surroundings on offer from this spacious link-detached house.

To arrange a viewing, please contact our friendly and experienced sales team at CPH today on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR:

Entrance Hall
10'11" x 6'5"

Lounge/Diner
19'6" x 12'0"

Sun Room
23'5" x 8'8"

Kitchen
12'8" x 11'0"

WC
7'0" x 3'7"

FIRST FLOOR:

Landing

Bedroom One
12'0" x 10'0"

Bedroom Two
11'0" x 10'1"

Bedroom Three
11'11" x 9'1"

Bathroom
8'1" x 6'0"

OTHER:

External

To the front of the property lies a well-presented lawned garden, complete with a block paved driveway to the side of the property providing off-street parking and access to the garage along side further parking for up to two vehicles on the front. To the rear of the property lies an attractive lawned garden, enclosed by fenced boundaries with paved seating area and external store shed.

Garage
17'11" x 8'7"

Council Tax Band - D

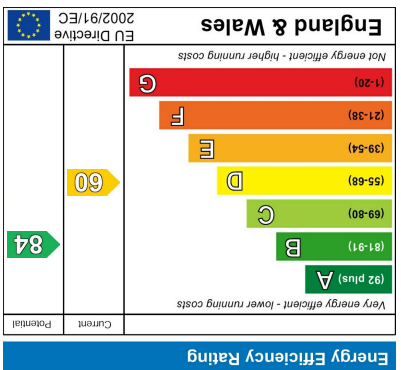
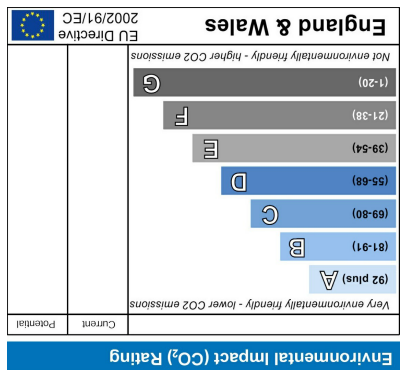
Details Prepared/Ref
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Interested? Get in touch:

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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



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 taken 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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