



68 Abbots Garth, Seamer, Scarborough, YO12 4QN
Price Guide £220,000



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- WELL-PRESENTED LIVING ACCOMMODATION
- GENEROUS HOBBIES/LOFT ROOM
- OFF-STREET PARKING, GARAGE, GARDENS
- SITUATED WITHIN THE POPULAR VILLAGE OF SEAMER

Offered to the market with NO ONWARD CHAIN is this WELL-PRESENTED TWO BEDROOM BUNGALOW which is well located within the much sought after village of SEAMER with a GENEROUS LOFT/HOBBIES ROOM, GARDENS, OFF-STREET PARKING and a GARAGE.

The property has been well-maintained and is offered to the market with double glazing and gas central heating. The property comprises on the ground floor; entrance hall, spacious lounge with a fireplace, separate dining room/second bedroom with stairs to a generous hobbies/loft/occasional bedroom, a kitchen fitted with a range of units, a light and airy conservatory, a master bedroom with fitted wardrobes and a three-piece bathroom suite. Externally, to the front of the property lies a low-maintenance garden and a driveway providing off-street parking and access to the garage. To the rear of the property lies a generous paved garden.



Being located within the popular village of Seamer the property affords excellent access to a wide range of amenities and attractions including 'Proudfoots' supermarket popular junior 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 semi-detached bungalow. 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

18'0" x 3'11"

Lounge

17'0" x 11'9"

Dining Room/Bedroom Two

11'9" max x 11'9" max

Kitchen

12'1" max x 11'9"

Conservatory

10'5" x 7'6"

Master Bedroom

12'9" max x 11'9" max

Bathroom

6'10" x 5'10"

FIRST FLOOR

Landing

Hobbies Room/Occasional Bedroom

21'11" x 10'11"

OTHER:

Garage

22'11" x 10'2"

With light, power and an electric door.

Details Prepared

TLGV/060422



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



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 as to their operability or efficiency can be given.
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