



55 Mustang Road, Seamer, YO12 4NL

Guide Price £165,000

- END OF TERRACE HOUSE
- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SEPARATE WC
- MODERN THROUGHOUT
- UPVC DOUBLE GLAZING

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Andrew Cowen Estate Agents are please to bring to the market this MODERN TWO BEDROOM END OF TERRACE HOUSE located on Mustang Road, nestled in the sought after Village of Seamer which forms part of newly built development just off Stoney Hags Road. Completed in 2021, HAS GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING. The property is well presented throughout and would make an ideal first time buy or for someone considering downsizing.



Council Tax Band: C



The property briefly comprises: Entrance Hall, WC, modern fitted kitchen with a range of wall and base units and integrated appliances, living/dining room leading to the rear garden through patio doors. To the first floor are two double bedrooms and a three piece family bathroom.

Externally there is off street parking to the front of the property and to the rear a generous sized enclosed lawned garden. The property is fully double glazed with gas central heating.

The property is enviably situated within the new Linden Homes development within Seamer, offering a wealth of amenities to include; popular schools, eating and drinking establishments, a local 'Proudfoots' supermarket, sports club and playing fields and a good access to transport links via a regular bus route which commutes to Scarborough, Malton and Pickering.

Don't miss out on this lovely bright and airy modern home, call one of our friendly sales team today to book your viewing on 01723 377707.





Approximate total area⁽¹⁾
627 ft²
58.2 m²

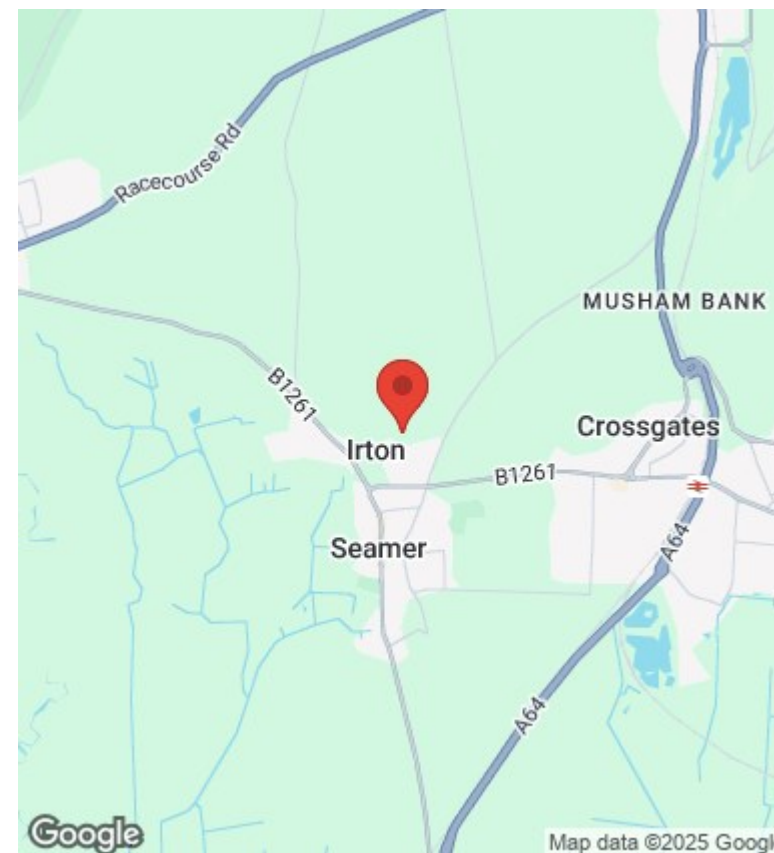
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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SCAN ME

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	