



## *Ellan Vannin Eastgate, Seamer, Scarborough, YO12 4RB*

*Guide Price £250,000*

- SPACIOUS DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- SUNROOM
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- GARAGE AND DRIVEWAY
- DESIRABLE VILLAGE LOCATION
- SOUTH FACING GARDEN
- NO ONWARD CHAIN

## Ellan Vannin Eastgate, Scarborough YO12 4RB

Andrew Cowen Estate Agents are delighted to welcome to the market this **SPACIOUS THREE BEDROOM DETACHED BUNGALOW** offering **GARAGE AND DRIVEWAY** with **OFF STREET PARKING**, nestled in the highly sought after village of Seamer, has **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**. Features a spacious lounge and a **MODERN** fitted kitchen with a breakfast area. A bonus to this property, is the lovely **SUNROOM** to the rear, opening out onto the paved garden area. This property is very adaptable and presents a wonderful opportunity with good access to transport links into Scarborough.



Council Tax Band: D



This property briefly comprises entrance hallway leading to a modern fitted kitchen with breakfast area, has a range of wall and base units, integrated appliances to include electric hob, oven and fridge freezer, a utility, housing the boiler and washing machine, a wet room and two double bedrooms, one is currently being used as a dining room, a spacious living area with feature fireplace which leads into the sunroom and opens out onto the paved rear garden area.

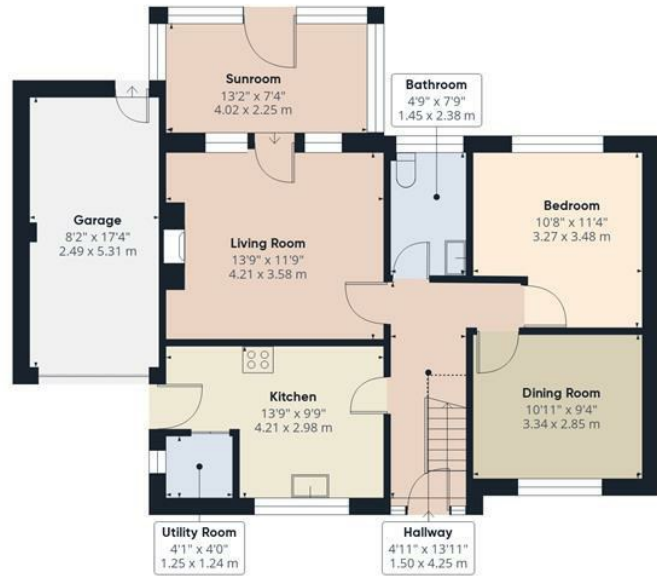
To the first floor is the third double bedroom with an en-suite WC and wash hand basin, there is also potential for a fourth bedroom.

Externally, you are welcomed to the property with a front garden and mature shrubbery, a garage with driveway, great for that extra storage, and to the rear of the property is an enclosed low maintenance south facing paved garden area, great for entertaining family and friends.

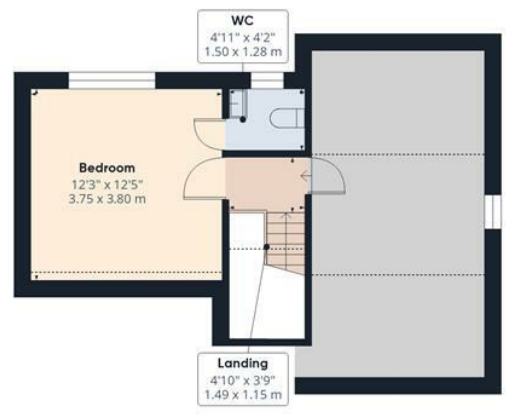
Being located within Seamer the property affords excellent access to a wide range of amenities including a choice of popular eating and drinking establishments as well as 'Proudfoots' supermarket, sports club and playing fields, popular junior school and good access to transport links via a regular bus into Scarborough and the nearby Seamer train station.

Viewing is essential to appreciate the space and position that this fantastic accommodation has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1073 ft<sup>2</sup>  
 99.7 m<sup>2</sup>

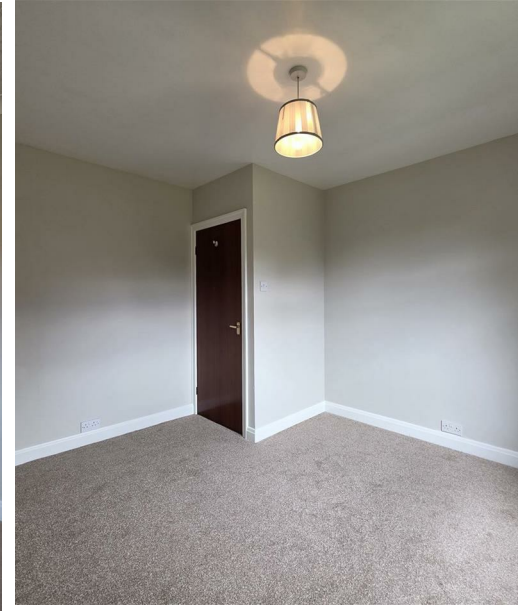
**Reduced headroom**  
 16 ft<sup>2</sup>  
 1.5 m<sup>2</sup>

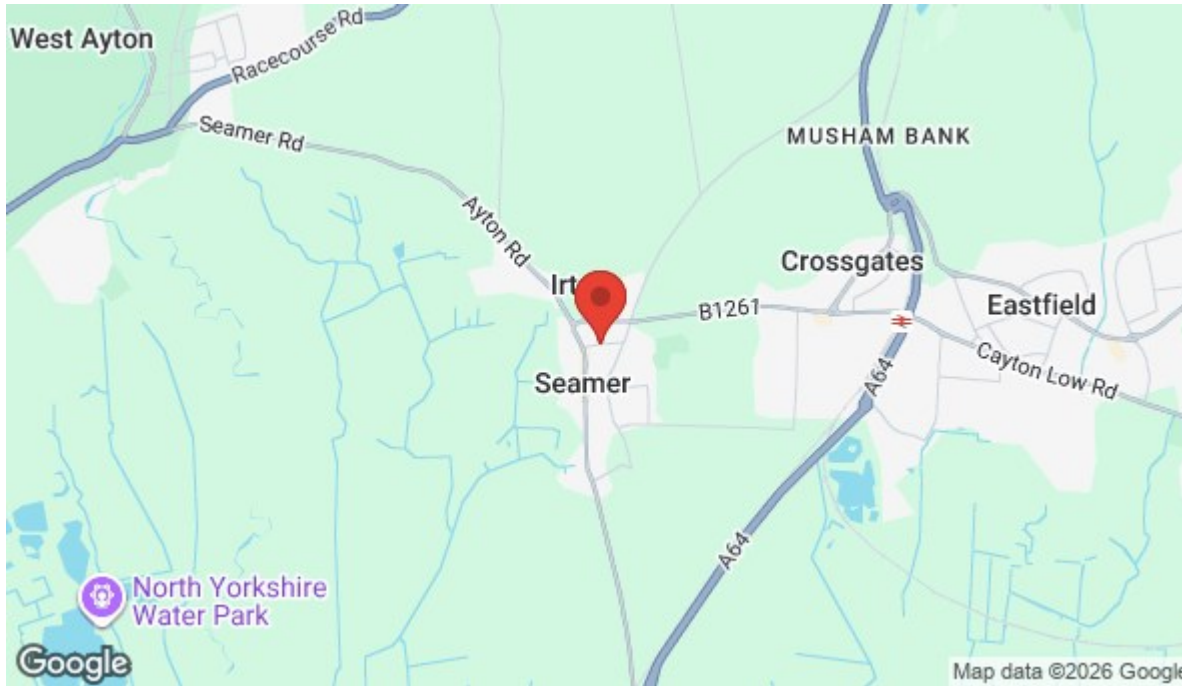
(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



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Book a no obligation valuation today!

**01723 377707**