

16 MAIN STREET SEAMER



Character cottage, situated in the heart of the village and providing well-proportioned and versatile accommodation. Generous rear garden and off-street parking.

Nearly 1,700 square feet of accommodation.

Entrance hall – Dining Room/Study – Sitting Room – Living Room – Kitchen Diner – Utility Room – Bathroom

Four first floor bedrooms – House Bathroom – Box Room

Sheltered and private garden and grounds.

Off street parking

No Onward Chain

GUIDE PRICE £375,000

A delightful character cottage which provides a deceptive level of accommodation, together with pretty gardens and off street parking with detached garage. 16 Main Street is situated in the heart of Seamer village, within easy walking distance to many of the amenities which serve this popular village.

Grade II listed, the property is the end of a row of terrace cottages, with a large wing to the rear running down White Horse Lane. In total the accommodation amounts to almost 1,700 square feet and comprises the following, a pair of front facing reception rooms, both with open fires, large rear hall with the dining kitchen to the back with a view overlooking the garden. Separate utility room, ground floor bathroom and a living room to the rear. Upstairs are four bedrooms, all of which are doubles a useful storage box room and the main house bathroom.

There is a pretty cottage style garden to the rear, partly lawned and edged by well established flower and shrub borders. At the far end is a hard paved parking, with double gates leading off from White Horse Lane with space for a number of vehicles.



The bustling village of Seamer offers a range of large amenities including; several public houses, primary school, small supermarket and various shops. Scarborough is within easy reach and offers a diverse range of facilities; whilst the A64 is close at hand and offers good road links with Malton, York and A1(M) motorway network. Seamer Station is also close by with a regular service to York where there are connections to all mainline services.

The historic City of York is within 35 miles and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours. There are good road links close by via the A171 and the A64. The A64 provides good access to York, Leeds and the south and north commercial entries via the A1(M).

ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled front door. Staircase to the first floor. Alarm control point.

DINING ROOM/STUDY

3.60 m (11'10") x 3.40 m (11'2")

Bow window to the front elevation. Radiator. Two wall light points.



SITTING ROOM

4.70 m (15'5") x 4.00 m (13'1")

Bow window to the front elevation. Gas fired cast iron stove set on a quarry tiled hearth with timber mantel. Exposed beams. Three wall light points. Television point. Radiator.



INNER HALL

Exposed beams. Telephone point. Understairs cupboard.

UTILITY ROOM

3.70 m (12'2") x 1.20 m (3'11")

Range of kitchen units incorporating stainless steel single drainer sink unit. Automatic washing machine point. Vaillant gas fired centra heating point. Casement window to the side. Radiator.

KITCHEN DINER

4.30 m (14'1") x 3.20 m (10'6")

Range of kitchen cabinets incorporating ceramic sink unit, four ring ceramic hob with extractor hood. Electric double oven. Dishwasher and integrated fridge freezer. Casement window and door to the rear garden. Radiator.



LIVING ROOM

4.90 m (16'1") x 3.40 m (11'2")

Cast iron wood burning stove set within an exposed brick chimney breast with former bread oven to one side. Exposed beams. Television point. Casement window to three sides. Two radiators.



SHOWER ROOM

3.50 m (11'6") x 1.70 m (5'7")

White suite comprising; shower cubicle, pedestal wash hand basin and WC. Recessed spotlights. Tiled floor and fully tiled walls. Radiator.



FIRST FLOOR

LANDING

Radiator. Fitted storage cupboard.

BEDROOM ONE

4.80 m (15'9") x 4.20 m (13'9")

Casement window to the front. Radiator. Loft hatch.



BEDROOM TWO

4.80 m (15'9") x 3.70 m (12'2")

Casement window to the front. Fitted wardrobe. Radiator. Loft hatch.



BEDROOM THREE

5.20 m (17'1") x 2.70 m (8'10")

Casement window to the rear. Radiator.



BEDROOM FOUR

3.60 m (11'10") x 2.20 m (7'3")

Casement windows to the rear and side. Radiator.



BOX ROOM

1.90 m (6'3") x 1.10 m (3'7")

Casement window to the rear.

BATHROOM

3.20 m (10'6") x 3.10 m (10'2")

White suite comprising, bath, separate shower cubicle, pedestal basin and WC. Airing cupboard housing hot water cylinder with electric immersion heater. Two casement windows to the rear. Radiator.

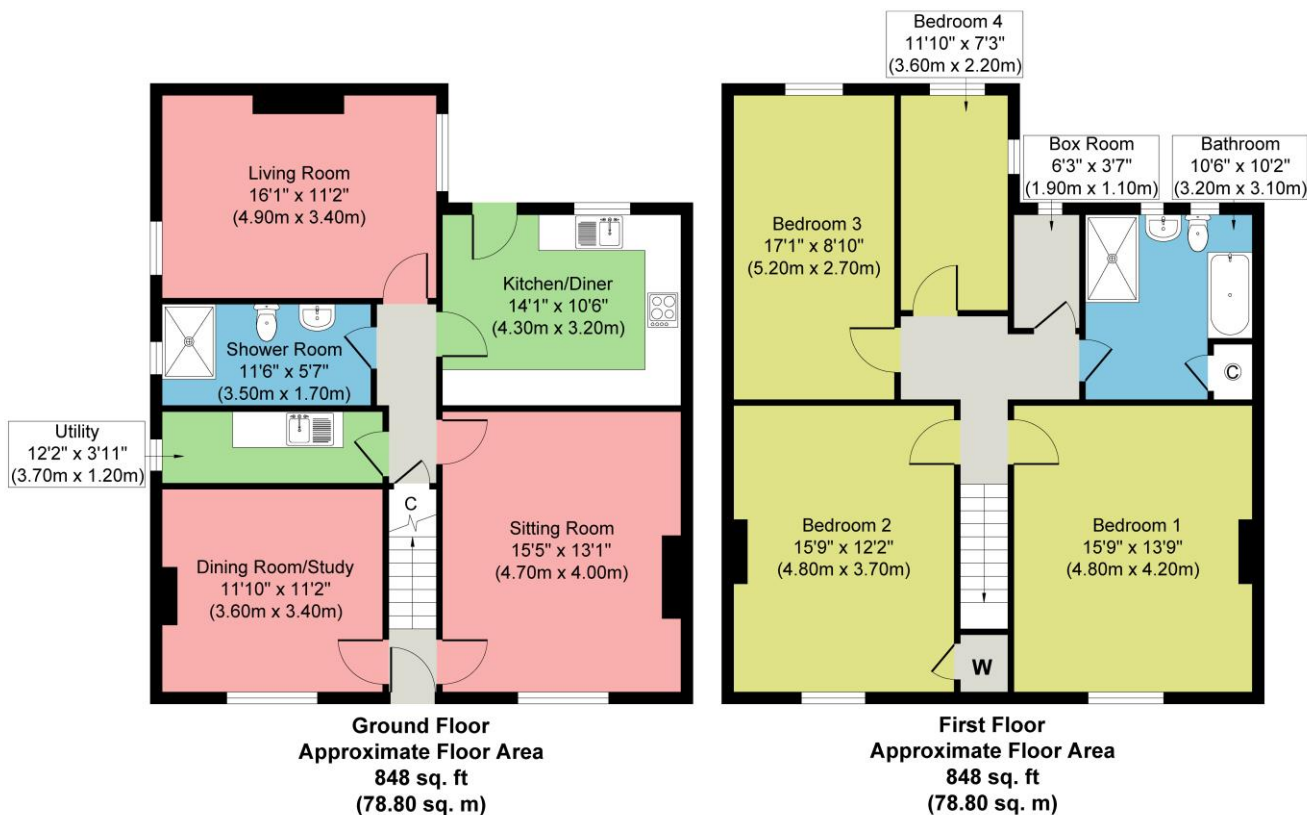


OUTSIDE

To the immediate rear of the cottage is sheltered patio area with steps leading up to the sizable lawned rear garden which is part walled and flanked by well stocked shrub borders.

At the far end of the plot is a vegetable patch with raised beds. Beyond lies a parking area, enclosed from the side lane behind timber double gates. Hard paved there is ample off street parking and currently houses a large timber shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: E
 Post Code: YO12 4PS
 EPC: tbc
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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