



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**£240,000**

36 BEACON ROAD, SEAMER, SCARBOROUGH, YO12 4HS

- Semi-Detached Bungalow
- Three Bedrooms
- Garage And Gardens
- No Onward Chain

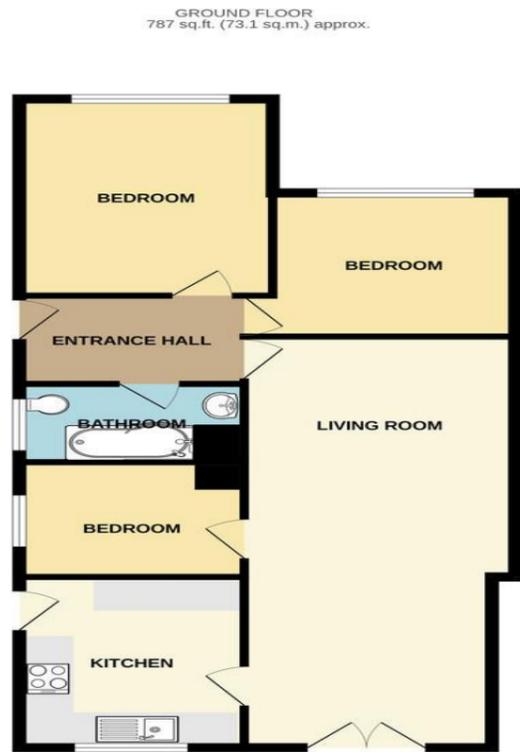
A WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED BUNGALOW IN THIS SOUGHT AFTER WELL SERVICED VILLAGE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN THIS WELL-PRESENTED BUNGALOW BENEFITS FROM LARGE REAR GARDENS, GARAGE AND DRIVEWAY.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
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 is given for their operability or efficiency can be given.  
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## Property Description

The property when briefly described comprises entrance hall, two front facing double bedrooms, modern bathroom, 27ft living room, kitchen and third bedroom all on the ground floor. Large gardens mainly laid to lawn to the rear of the property with timber decking, driveway and garage.



## GROUND FLOOR

ENTRANCE HALL

LIVING ROOM  
27' 10" x 11' 3" (8.48m x 3.43m)

KITCHEN  
11' x 9' (3.35m x 2.74m)

BEDROOM  
12' 8" x 10' 5" (3.86m x 3.18m)

BEDROOM  
10' 2" x 9' 3" (3.1m x 2.82m)

BEDROOM  
9' 4" x 7' 5" (2.84m x 2.26m)

BATHROOM  
9' x 5' (2.74m x 1.52m)

## OUTSIDE

GARDENS

GARAGE