



**SEAMER ROAD, YO12 4AE
and
SEAMER STREET, YO12 4EE**

Development/investment opportunity, one ground floor shop unit, potential for two offices to one side, permission for a one bedroom basement flat, two bedroom maisonette over, vacant possession.

Price for freehold £85,000



75 Newborough, Scarborough, YO11 1ET
Tel: 01723 379991
www.jacksonspropertyservice.co.uk

SEAMER ROAD
and
SEAMER STREET,
SCARBOROUGH

Development investment opportunity Seamer Road a ground floor shop with plans for two offices to one side. The property also incorporates Seamer Street with plans for a one bedroom basement flat. There is also a two bedroom maisonette at the property. Buyers should satisfy themselves regarding the necessary planning permissions.

DIRECTIONS: From Falsgrave main traffic lights go out on the A64 York/Seamer Road, go through traffic lights at the Seamer Road/Valley Road junction. Shortly on the left hand side is Seamer Street with this property in the corner of.

SEAMER ROAD

GROUND FLOOR SHOP

Approximately 22' x 12'

OFFICES TO SIDE

29 SEAMER STREET

GROUND AND FIRST FLOOR MAISONETTE

GROUND FLOOR KITCHEN (approximately 10' x 10') Stair to

FIRST FLOOR

LOUNGE (approximately 16' x 10') Radiator.

BEDROOM (approximately 11' x 11') Radiator.

BEDROOM (approximately 8' x 8') Radiator.

ROOM (allocated as bathroom).

SEAMER STREET

BASEMENT

ROOM (approximately 22' x 8'6")

ROOM (approximately 11' x 9'6")

ROOM (approximately 11' x 10')

Access to both properties is from the rear.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.