



Grouse Grove, Scarborough
YO11 3HU

£295,000



Grouse Grove, Scarborough

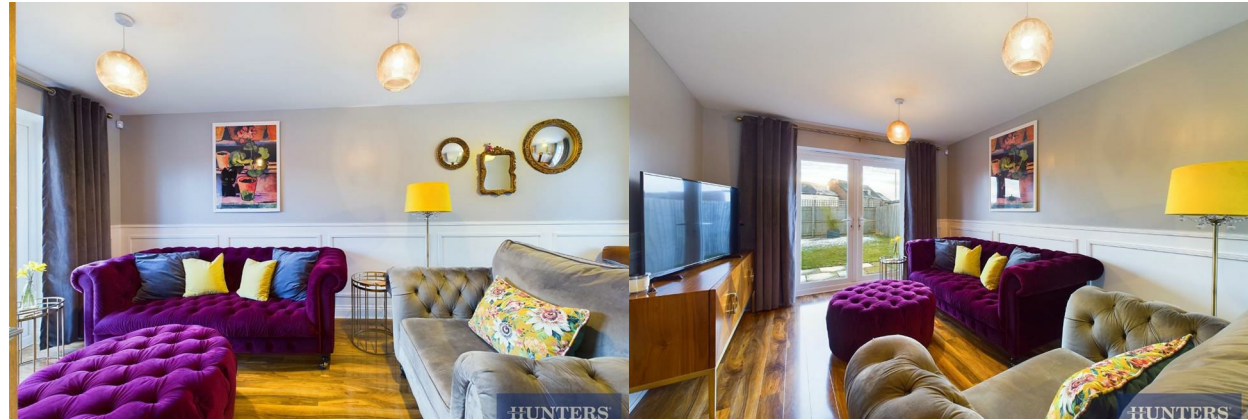
DESCRIPTION

Hunters Exclusives are delighted to bring to the market this IMMACULATE detached property located in the HIGHLY SOUGHT AFTER Middle Deepdale development benefiting from FOUR BEDROOMS, MODERN KITCHEN/DINER, GARAGE, REAR GARDEN and OFF ROAD PARKING. This MODERN home offers UNDERFLOOR HEATING to the ground floor, ENSUITE SHOWER ROOM, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the PERFECT FAMILY HOME.

This well presented family home briefly comprises: entrance hall, downstairs WC, spacious lounge, modern kitchen/diner with integrated appliances and stairs to the first floor landing. To the first floor of the property you are presented with a family bathroom with three piece suite and four bedrooms, the master benefiting from an en suite. The outside welcomes you with a mainly laid to lawn rear garden, garage and driveway with off road parking.

Situated in the heart of Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links with a bus stop into town located near by and a short journey to Cayton Bay.

We do not believe this property will be on the market for long so call now to arrange a viewing!



ROOMS

Entrance Hall

UPVC front door, tiled flooring and storage cupboard.

Downstairs toilet

Tiled flooring, low flush WC and wash hand basin with vanity unit.

Lounge

UPVC double glazed window to front aspect, French doors to rear aspect, TV point and power points.

Kitchen/diner

UPVC double glazed window to front aspect, French doors to rear aspect, stairs to first floor landing, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood, housing boiler and power points.

First Floor landing

Airing cupboard, loft access and power points.

Bedroom 1

UPVC double glazed window to front aspect, radiator, TV point and power points.

En suite

UPVC double glazed window to side aspect, part tiled walls, fully tiled shower cubicle, low flush WC, wash hand basin with vanity unit, shaver point, towel radiator and extractor fan.

Bedroom 2

UPVC double glazed window to front aspect, radiator, TV point and power points.

Bedroom 3

UPVC double glazed window to rear aspect, radiator, TV point and power points.

Bedroom 4

UPVC double glazed window to front aspect, radiator, TV point and power points.

Bathroom

UPVC double glazed window to rear aspect, radiator, tiled flooring, part tiled walls, three piece suite comprising: panel enclosed bath with mixer taps and over head shower, low flush WC and wash hand basin with vanity unit.

Garden

Mainly laid to lawn rear garden with patio area.

Garage

Up and over door

Parking

Parking on driveway for three cars.





Ground Floor



Floor 1



Approximate total area¹⁸
 1106.6 ft²
 102.81 m²

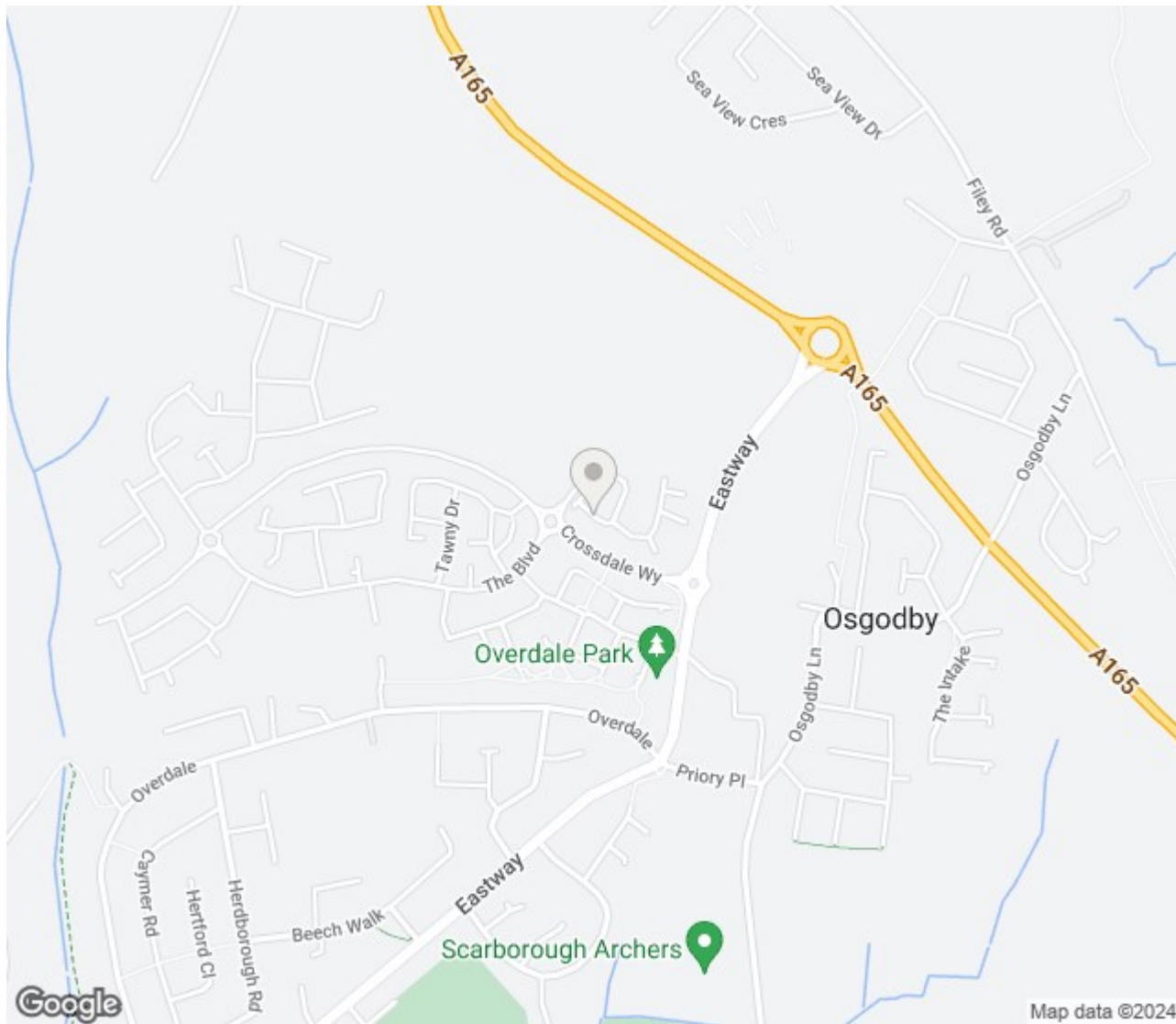
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | scarborough@hunters.com





HUNTERS



HUNTERS



HUNTERS



HUNTERS

HUNTERS[®]
EXCLUSIVE