



HUNTERS[®]

HERE TO GET *you* THERE

 4  2  2  B

HUNTERS

Campion Grove, Middle Deepdale, Scarborough

Offers In Excess Of £280,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to bring to the market this WELL PRESENTED detached home located on the HIGHLY SOUGHT AFTER New Middle Deepdale development offering FOUR BEDROOMS, ENSUITE SHOWER ROOM, GARAGE, OFF ROAD PARKING and MAINLY LAID TO LAWN REAR GARDEN. Benefiting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and UNDERFLOOR HEATING this is the perfect FAMILY HOME and IS NOT ONE TO MISS.

This spacious house briefly comprises: entrance hall with stairs to the first floor landing, lounge, modern kitchen/diner with integrated appliances and door to the integral garage, utility room, and downstairs W.C. To the first floor of the property you are presented with the family bathroom and four double bedrooms, the master benefiting from an ensuite shower room. The outside welcomes you with a mainly laid to lawn rear garden, driveway providing off road parking and garage.

Situated 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.

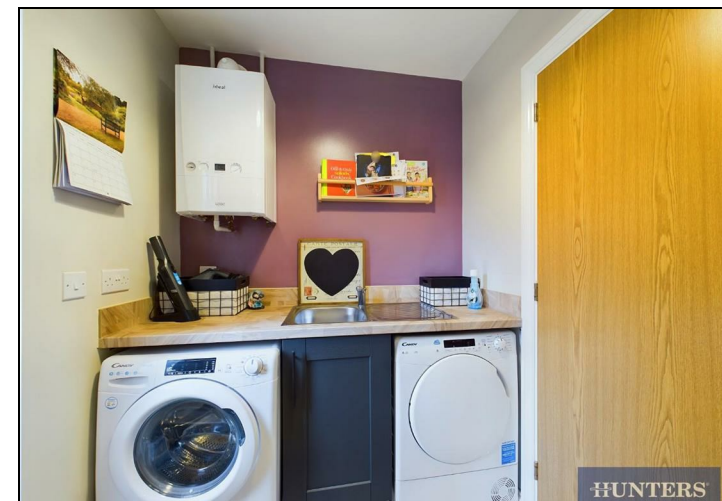
Call now to arrange a viewing!

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



KEY FEATURES

- Detached house
- Four bedrooms
- Utility room
- Integral garage
 - EPC: B
 - Rear garden
- Sought after location
- Access to local amenities





HUNTERS



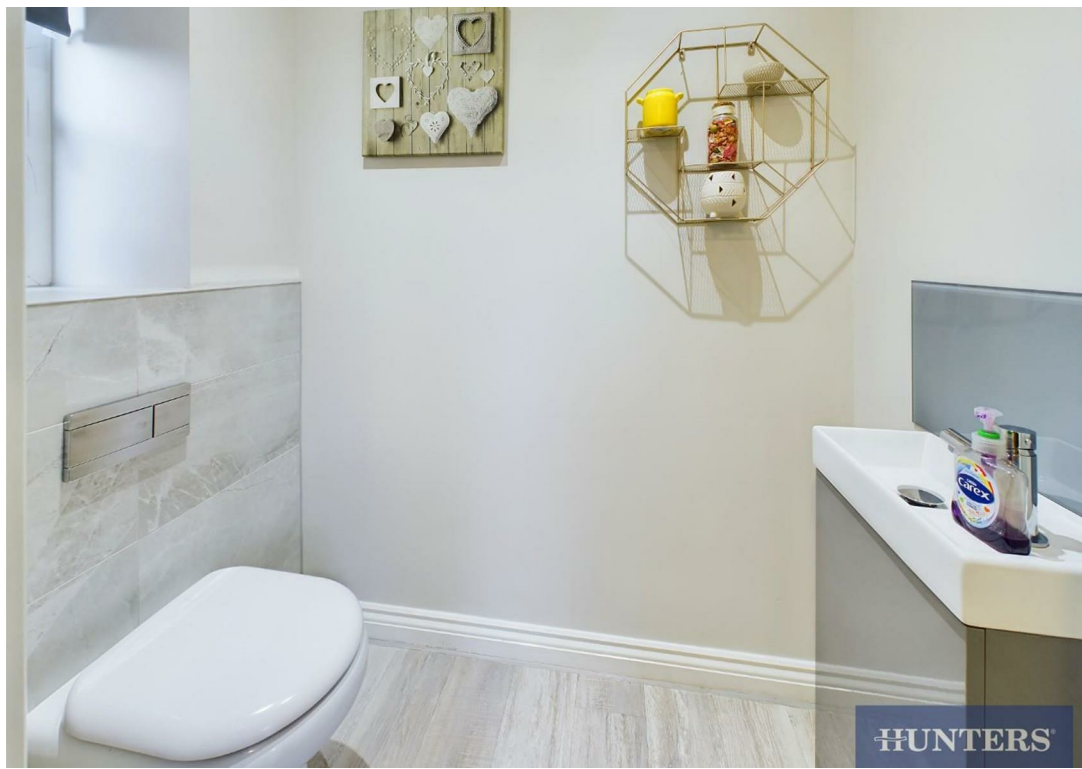
HUNTERS



HUNTERS



HUNTERS

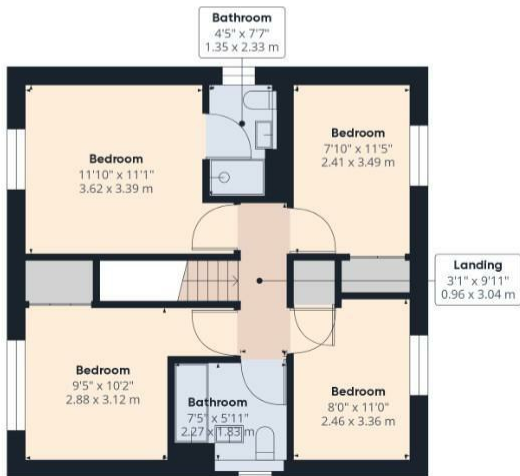




HUNTERS®



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1279.28 ft²
118.85 m²

Reduced headroom

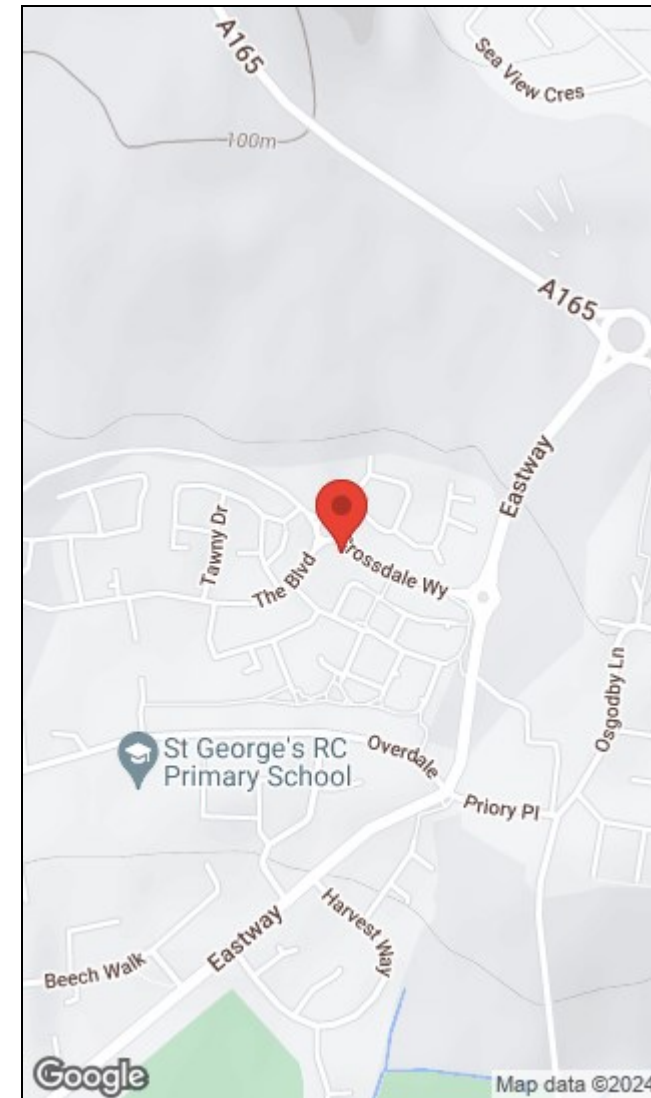
4.37 ft²
0.41 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
82	100
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.