



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3
  1
  1
  B

**HUNTERS**

# Kempley Drive, Eastfield, Scarborough

Offers In Excess Of £180,000



Welcome to this charming semi-detached house located on Kempley Drive in the lovely Eastfield area of Scarborough. This property boasts a spacious layout with one reception room, a modern kitchen/dining room, three cosy bedrooms, and a family bathroom perfect for unwinding after a long day.

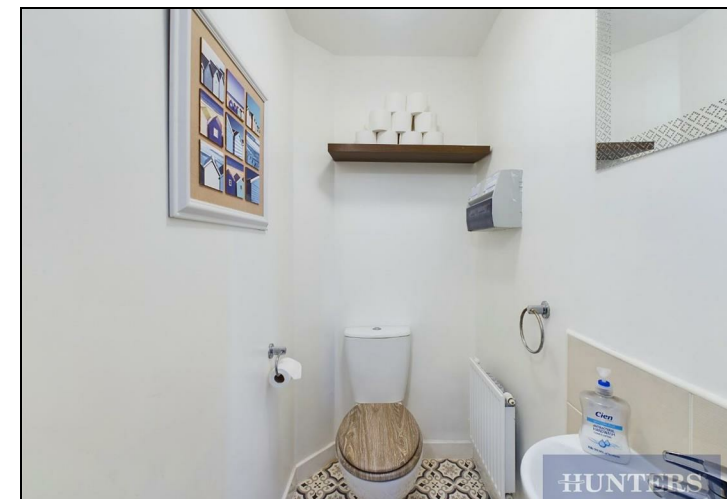
As you step inside, you'll be greeted by a lovely hallway leading you into the modern kitchen and dining room, ideal for hosting family meals or entertaining friends. The large living room provides a comfortable space to relax and enjoy quality time with loved ones, with its warm and inviting atmosphere, this room is sure to become the heart of your new home. It features french doors leading out onto the part paved part grass garden which is perfect for hosting family events and summer BBQ's. The downstairs WC adds convenience to this already delightful home, making daily living a breeze.

With three cosy bedrooms, they are each designed to offer a warm and inviting retreat. The master bedroom, generously sized, provides a serene haven with its soft, neutral decor and large windows that fill the room with natural light. The second bedroom, is equally charming with its snug layout that creates a restful atmosphere. The third bedroom, versatile and inviting, can serve as a home office or an additional guest room, depending on your needs. All three bedrooms are thoughtfully appointed to ensure comfort and tranquility, making them ideal spaces for unwinding after a long day. The family bathroom is a well-designed space that combines functionality with style.

Don't miss the opportunity to make this property your own and experience the joys of living in such a wonderful space. Contact us today to arrange a viewing and take the first step towards calling this house your home.

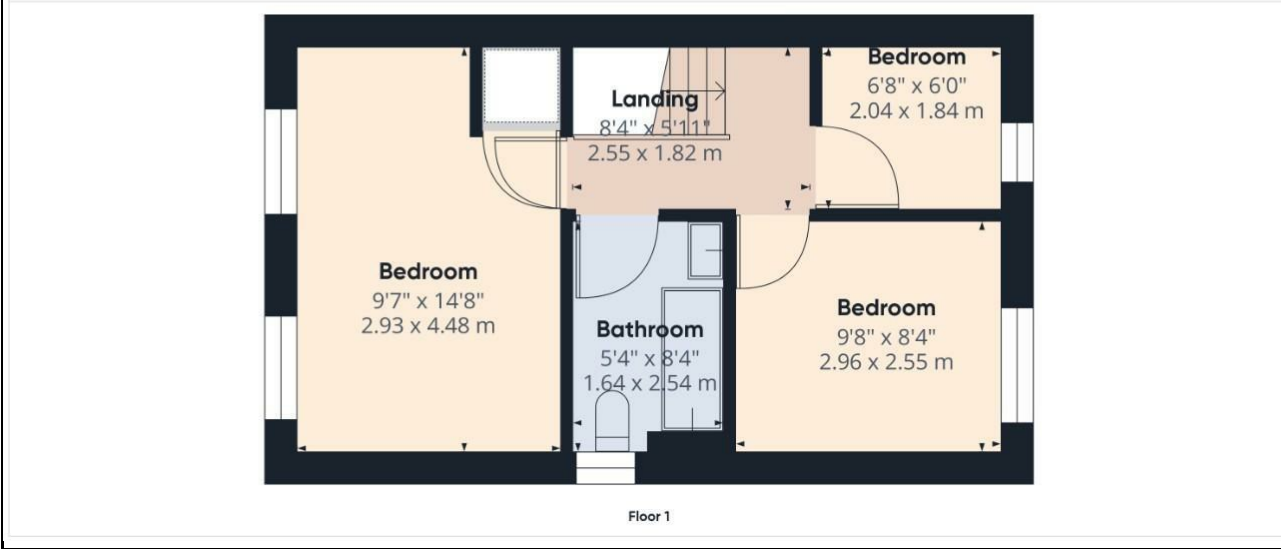
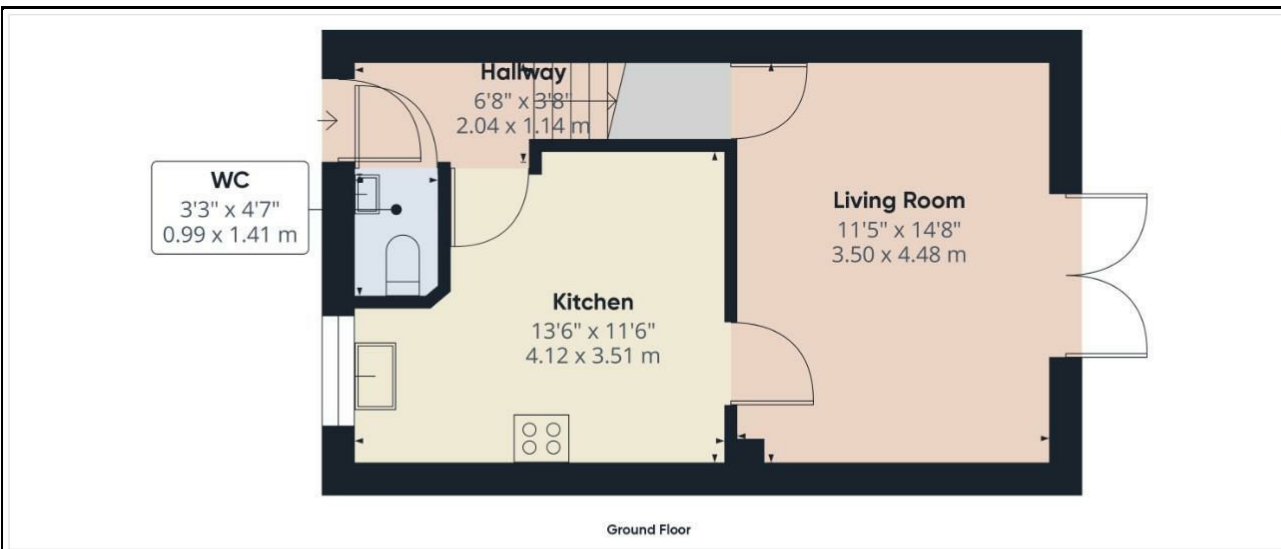
## KEY FEATURES

- Modern Kitchen/Dining Room
  - Large Reception Room
    - Three Cosy Bedrooms
      - Downstairs WC
    - Large Family Bathroom
  - Outdoor Part Paved Garden









**HUNTERS**  
HERE TO GET YOU THERE

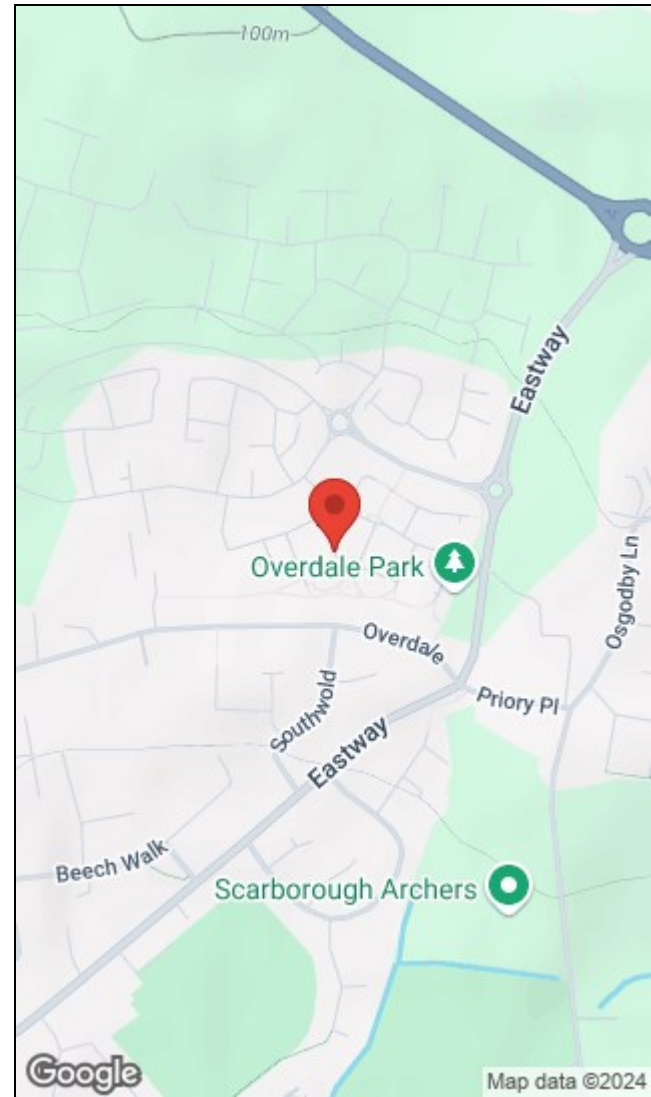
Approximate total area<sup>(1)</sup>  
694.49 ft<sup>2</sup>  
64.52 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>96</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.