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HUNTERS

Bramble Way, Scarborough

Offers In Excess Of £250,000



Hunters is pleased to present this impressive three-storey home offering spacious and modern living, perfect for families or those who love to entertain. On the ground floor, the heart of the home is the large open-plan kitchen and dining area, beautifully designed with sleek countertops, ample storage, and plenty of space for dining. A bright and welcoming reception room, perfect for relaxing or hosting guests with double doors leading out to a paved and grass garden, ideal for both outdoor dining and relaxation. A convenient downstairs WC adds practicality, and there is ample parking at the front.

The first floor features This floor also offers two well-sized bedrooms and a stylish family bathroom with modern fixtures. The top floor is reserved for the spacious master bedroom, offering privacy and comfort, complete with its own en-suite bathroom. This versatile home combines contemporary design with practical features, providing comfort, style, and convenience across three floors.

Located in Scalby, a charming and sought-after village located just north of Scarborough in North Yorkshire, blending rural beauty with easy access to the coast. The village features a variety of local shops, pubs, and cafes, as well as access to beautiful walking and cycling routes through the surrounding countryside and along the coastline. Scalby is particularly popular with families and those seeking a tranquil lifestyle with the convenience of nearby urban facilities. Don't miss out on the opportunity to make this charming house your home. This property offers a lifestyle of comfort and tranquility. Contact us today to arrange a viewing.



KEY FEATURES

- Large Kitchen/Dining Room
- One Reception Room
- Three Bedrooms
- Two Bathrooms & Downstairs WC
- Garden
- Off Road Parking









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Approximate total area⁽¹⁾

977.15 ft²
90.78 m²

Reduced headroom

6.89 ft²
0.64 m²

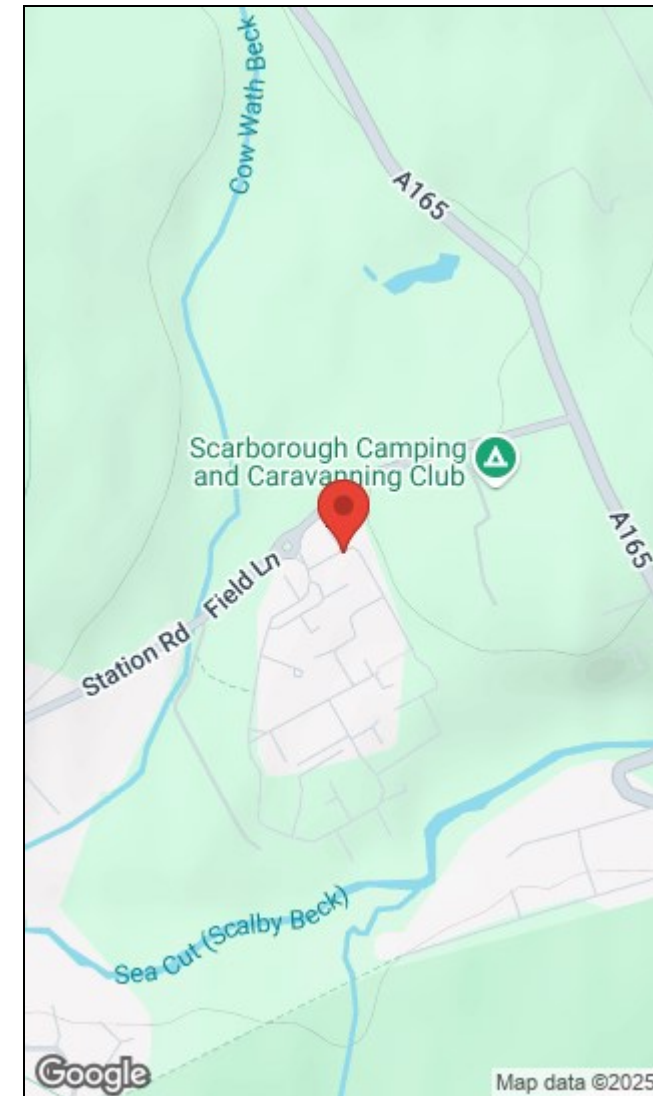
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92 plus A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	84	95	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92 plus A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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