



Bilberry Avenue, Scarborough
YO11 3XF

**Offers In Excess Of
£230,000**



Bilberry Avenue, Scarborough

DESCRIPTION

Welcome to this beautifully designed property which offers a contemporary layout, perfect for modern living. Situated in Middle Deepdale, this area offers a range of newly built homes in a family-friendly environment, with easy access to local amenities, schools, and scenic countryside.

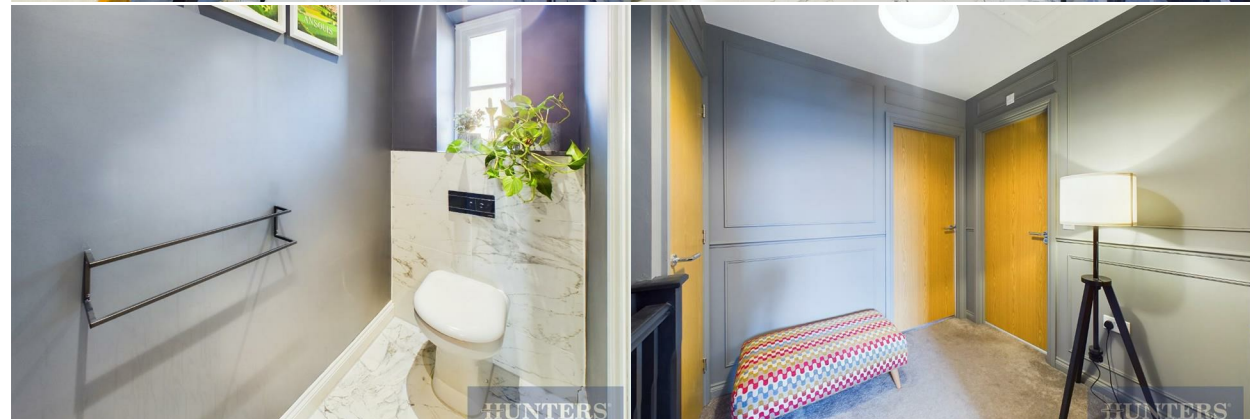
The heart of the home is the spacious modern kitchen/dining room, featuring sleek appliances, ample counter space, and a generous dining area, ideal for family meals or entertaining. The separate living room provides a cozy and inviting space for relaxation. A convenient downstairs WC adds extra practicality.

Upstairs, the property boasts three well-proportioned bedrooms, including a master with its own en-suite bathroom. An additional stylish family bathroom serves the other two bedrooms, ensuring comfort and convenience throughout. This home combines thoughtful design with modern finishes, making it perfect for family living.

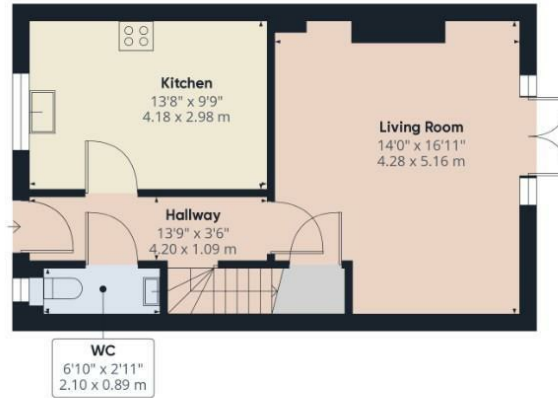
Outside, you'll find a lovely garden where you can soak up the sun or enjoy a cup of tea in the fresh air. The property also has parking for two cars ensuring you'll never have to worry about finding a spot after a long day out.

Located in the picturesque Bilberry Avenue, this property offers a peaceful retreat while still being close to all the amenities Scarborough has to offer. Don't miss out on the opportunity to make this house your home!

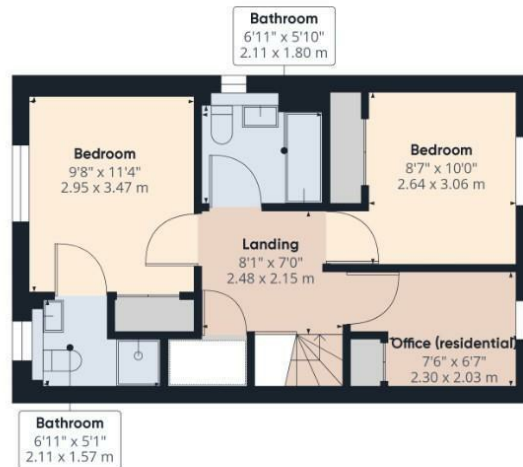
- Modern Kitchen with Dining Space
- One Reception Room
- Three Bedrooms
- Two Bathrooms & Downstairs WC
- Large Garden
- Parking For Two Cars







Ground Floor



Floor 1

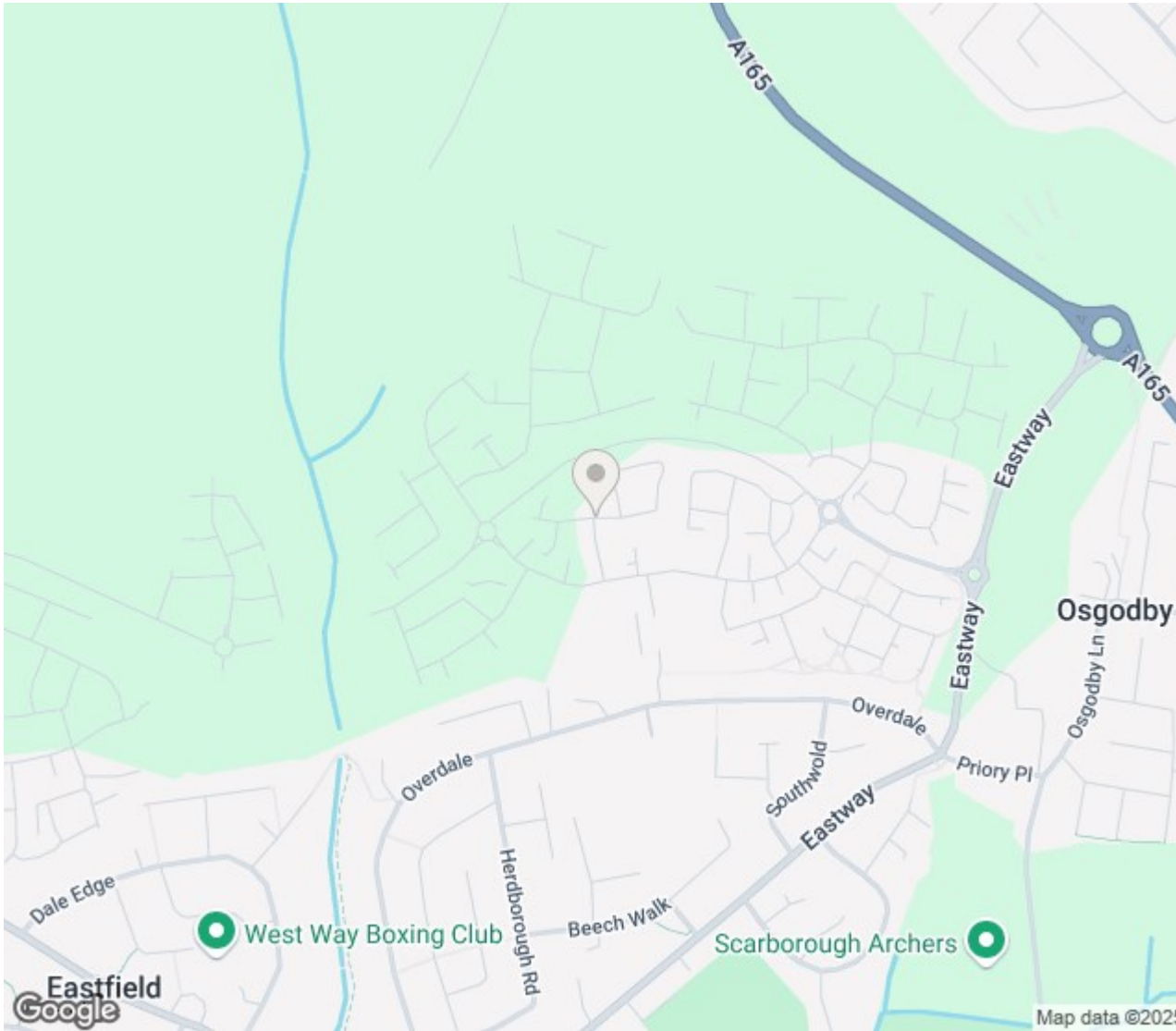
Approximate total area⁽¹⁾
888.45 ft²
82.54 m²

(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.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	83	
(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 2002/91/EC	

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.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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