



Campion Grove, Scarborough
YO11 3XG

Offers In Excess Of
£270,000



Campion Grove, Scarborough

DESCRIPTION

Hunters are pleased to present this SPACIOUS DETACHED HOUSE, offering FOUR BEDROOMS, TWO BATHROOMS, a DOWNSTAIRS WC, and a bright and welcoming RECEPTION ROOM. Perfect for family living, this home combines ample living space with modern comforts, providing everything you need for a comfortable lifestyle.

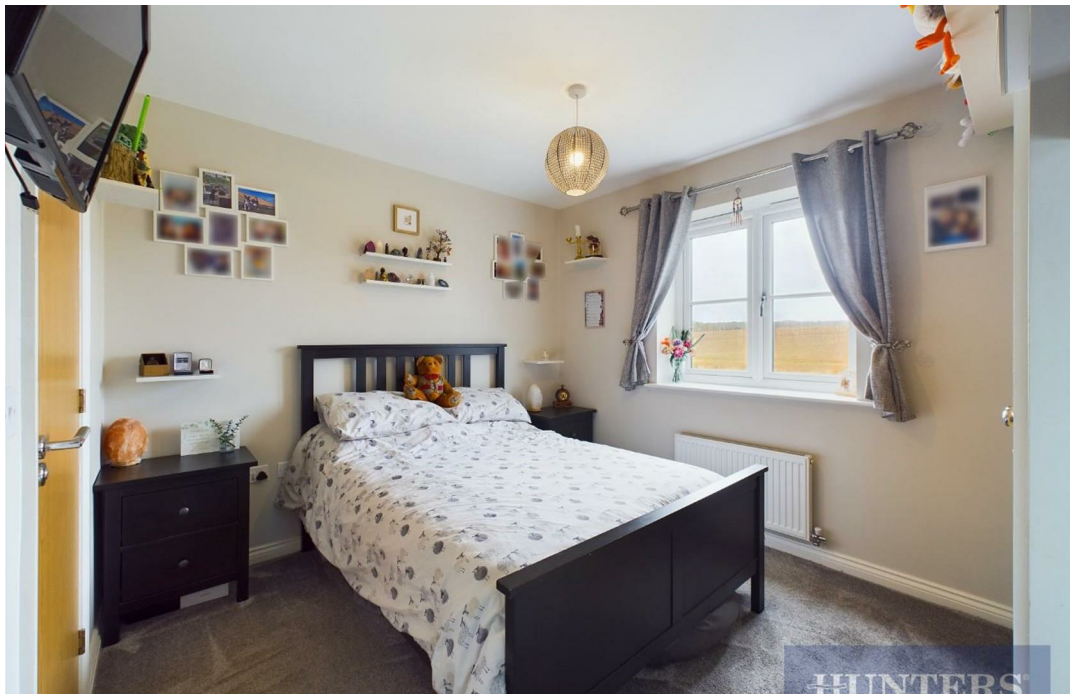
This stunning detached house offers spacious and modern living, perfect for families, benefitting from underfloor heating throughout the ground floor. The property features a bright and airy kitchen/dining room, ideal for family meals and entertaining, alongside a comfortable reception room that provides a cosy space for relaxation, with double French doors leading out to the garden. The ground floor also includes a convenient downstairs WC for added practicality.

Upstairs, you'll find four generously sized bedrooms, all finished to a high standard, including a master bedroom with an en-suite, plus an additional stylish family bathroom. Outside, the home boasts a well-maintained garden, perfect for outdoor activities or relaxation. The property has its own garage perfect for extra storage as well as off road parking for one car, offering convenience for residents and guests. This home combines style, space, and comfort in a desirable setting, making it perfect for modern family living.

Don't miss the opportunity to make this property your new home! With its blend of space, comfort, and modern living, it's the perfect place to create lasting memories.

- Large Kitchen/Dining Room
- One Reception Room
- Two Bathrooms & Downstairs WC
- Four Bedrooms
- Parking & Garage
- No Maintenance Charges







Ground Floor



Floor 1



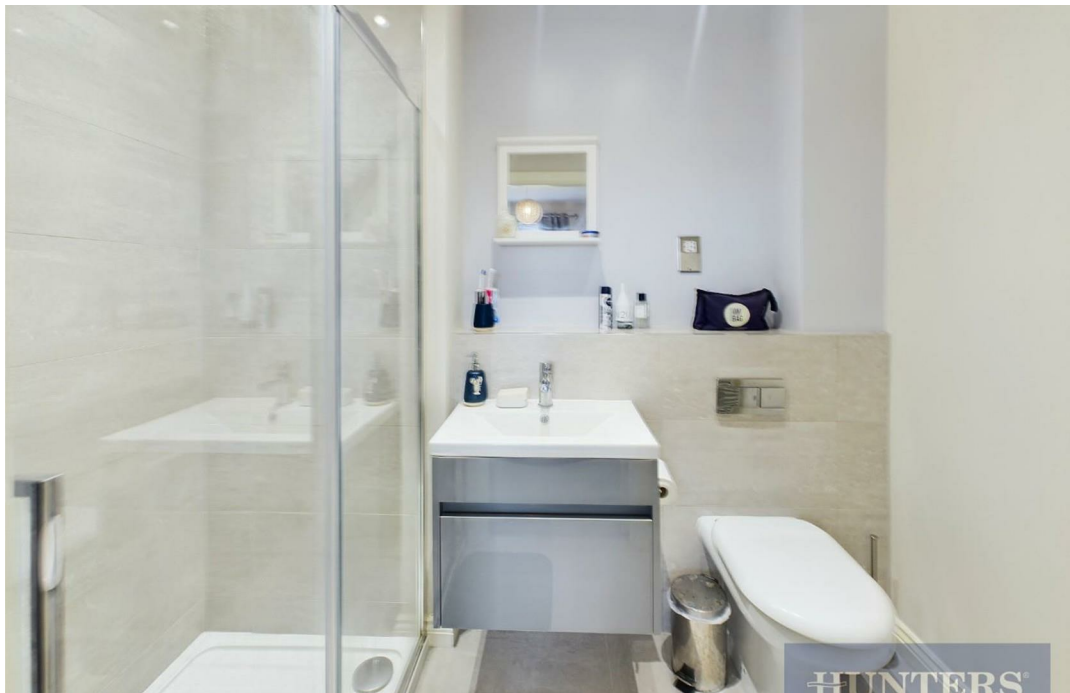
Approximate total area⁽¹⁾
 1247.97 ft²
 115.94 m²

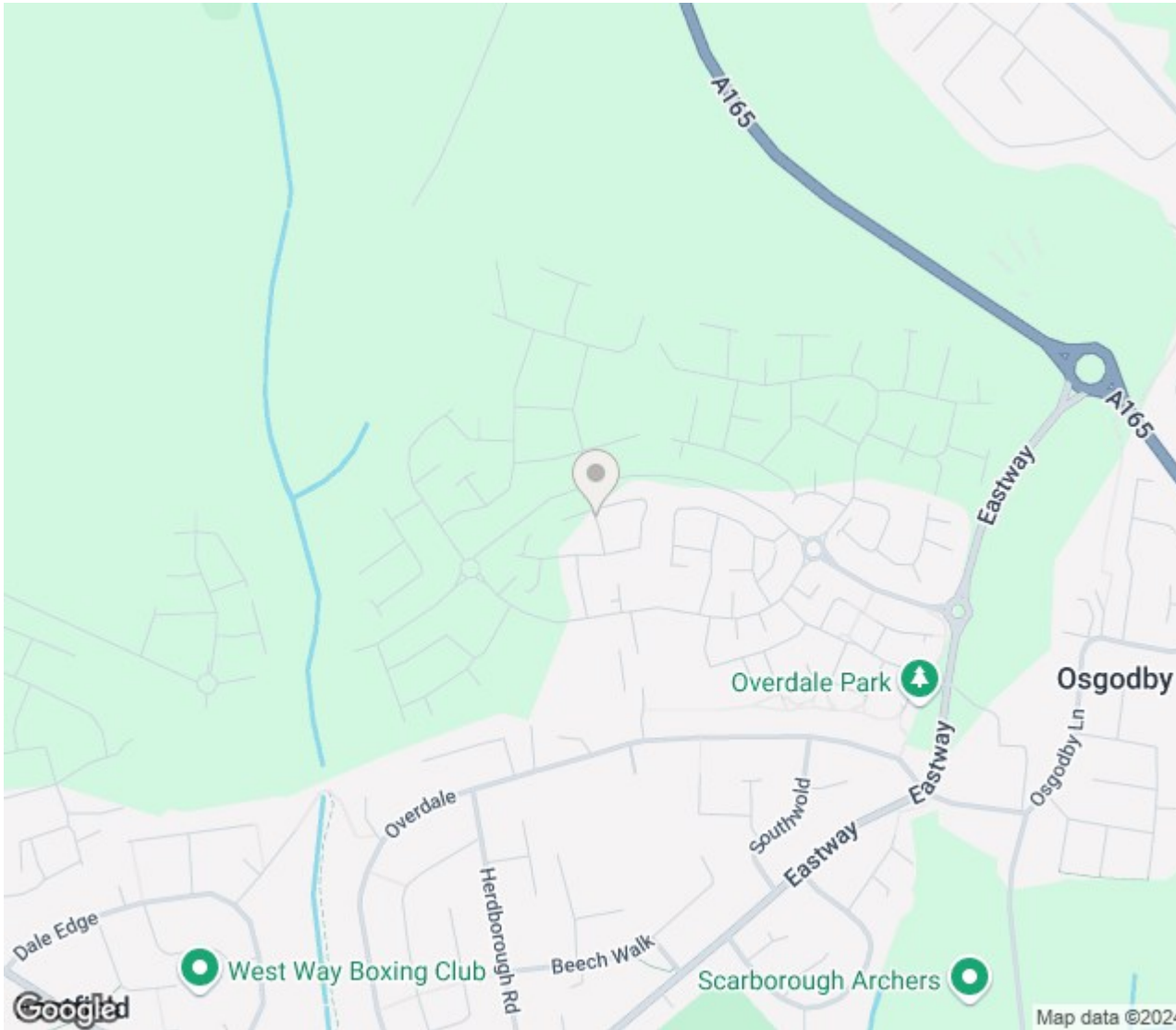
(1) Excluding balconies and terraces

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.

GIRAFFE360





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.