



**Campion Close, Scarborough**  
YO13 0QJ

**Offers In Excess Of  
£355,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



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## Campion Close, Scarborough

Hunters Exclusive are delighted to bring to the market this WELL PRESENTED DETACHED bungalow located in the HIGHLY SOUGHT AFTER Scalby Village offering FOUR BEDROOMS, LOW MAINTENANCE REAR GARDEN, DOUBLE GARAGE and LARGE DRIVEWAY. Situated on a QUIET CUL - DE - SAC benefiting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND MODERN INTERIOR this property is perfect for FAMILIES, COUPLES and MANY MORE.

This fantastic home briefly comprises: entrance hall, WC, spacious lounge, fully fitted kitchen, four double bedrooms and family shower room. To the outside of the bungalow you are welcomed with a low maintenance rear/side garden, extended driveway providing off road parking for multiple vehicles and double garage.

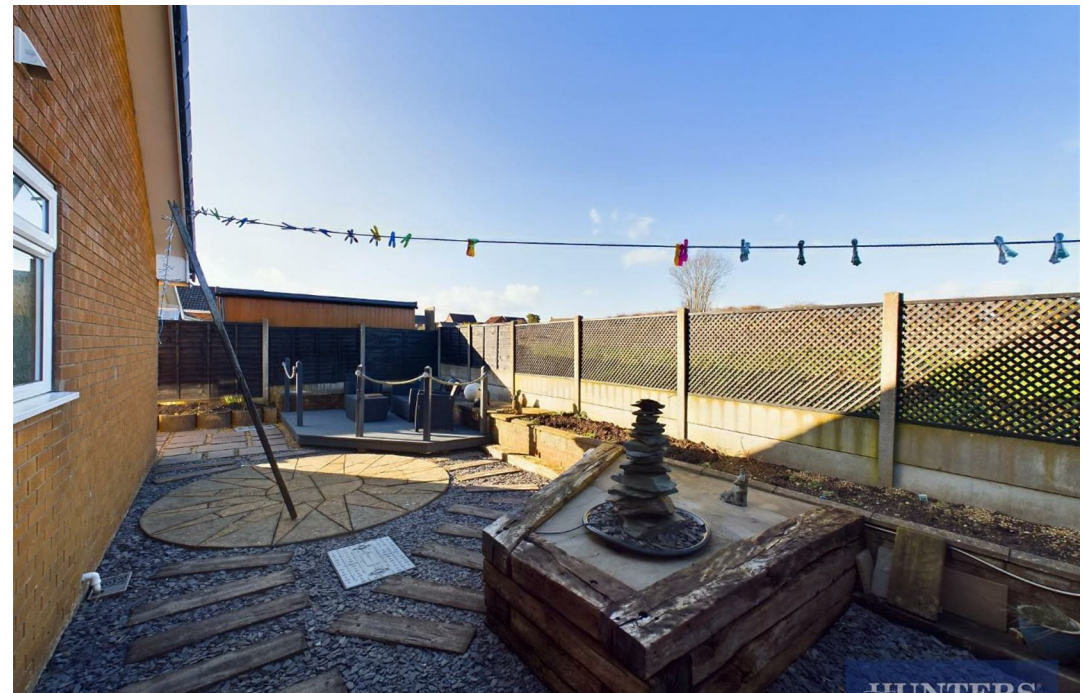
Situated in the locally renowned Scalby area, the property benefits from having excellent access to a wide range of amenities including local shops, popular drinking and eating establishments, as well as near by countryside walks along Scalby beck. The North side of Scarborough offers excellent access to attractions including a garage and Tesco express, North Cliff golf course, 'Alpamare' water park, open air theatre, a choice of pubs/ restaurants not to mention Scarborough North bay and the beach.

This is not one to miss, call now to arrange a viewing!



Entrance hall	Bedroom 3	Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service
Loft access and radiator.	UPVC double glazed door to side aspect, radiator, TV point and power points.	
WC	Bedroom 4	
UPVC double glazed opaque window to side aspect, low flush WC and wash hand basin with vanity unit.	UPVC double glazed window to rear aspect, radiator and power points.	
Lounge	Shower room	
Two UPVC double glazed windows to front and side aspects, feature fireplace, TV point, telephone point and power points.	UPVC double glazed opaque window to the rear aspect, part tiled walls, low flush WC, wash hand basin with vanity unit, shower cubical with power shower and radiator.	
Kitchen	Garden	
Two UPVC double glazed windows to rear aspect, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, double electric oven, electric hob, extractor hood, space for fridge/freezer, space for tumble dryer, plumbing for washing machine and power points.	Low maintenance rear and side garden with seating area.	
	Driveway	
	Extended driveway providing off road parking for multiple vehicles.	
	Double Garage	
	Up and over door, power and lighting.	
Bedroom 1	Material Information Scarborough	
UPVC double glazed window to rear aspect, coving, radiator and power points.	Tenure Type; Freehold	
	Council Tax Banding; E	
Bedroom 2	HMRC	
UPVC double glazed window to side aspect, storage cupboard, radiator and power points.	Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money	







**HUNTERS®**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

1516 ft<sup>2</sup>  
140.84 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.

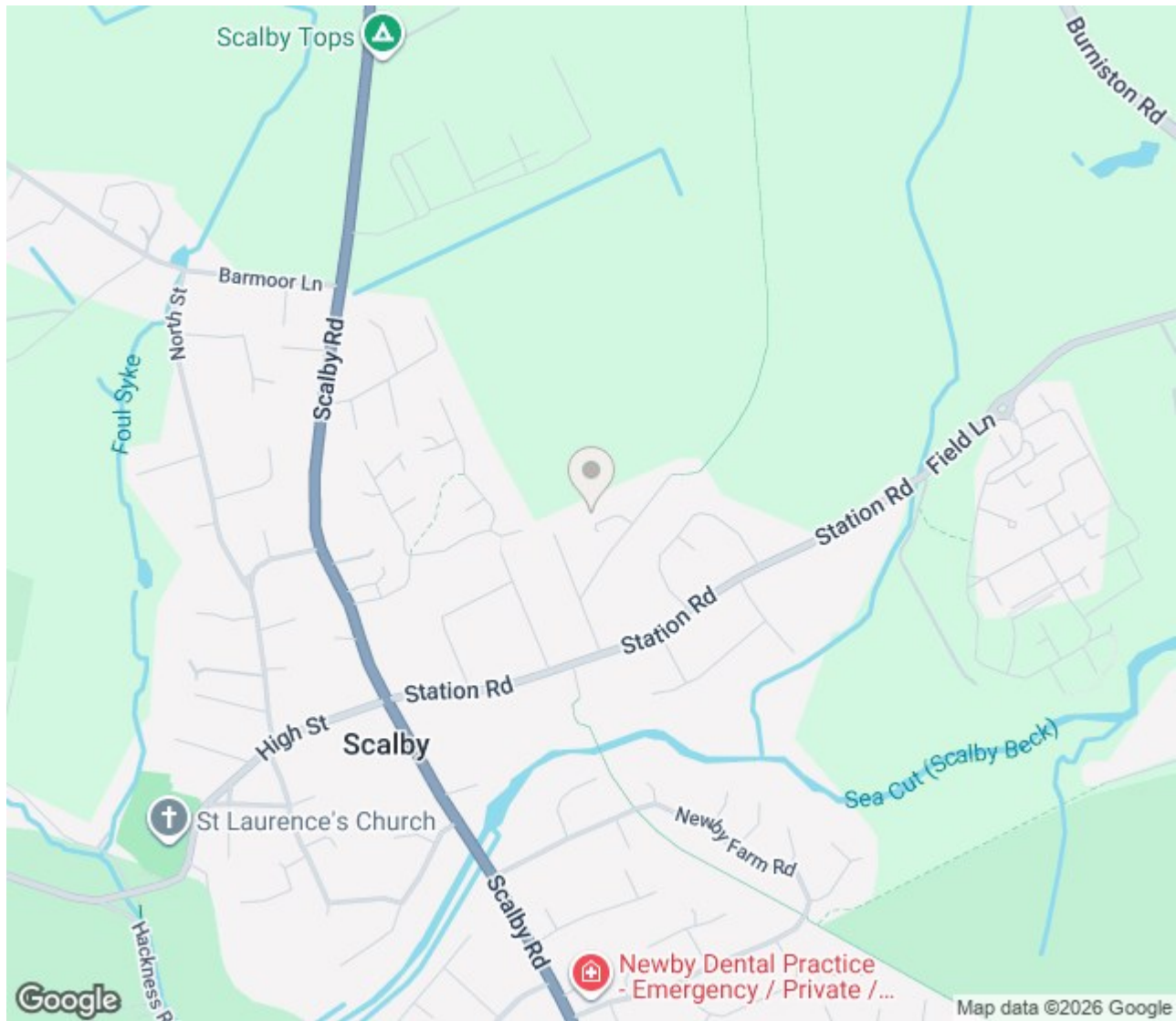
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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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