



## Campion Grove, Scarborough, YO11 3XG

SOLD BEFORE COMING TO MARKET

This THREE BEDROOM NEW BUILD property is located on a developing site on the South side of Scarborough. The property is built by Kebell Homes and is offered with fitted carpets, HIGH SPECIFICATION FITTINGS such as INTEGRATED APPLIANCES, UPGRADED FLOORING and UPGRADED TILING to the bathrooms.

Guide Price £230,000



## LOCATION

This property is located to the south side of Scarborough on a developing site close to local schools and shops. The A64 is a short distance away with connections to York and Leeds and good bus routes are close by. Cayton Bay beach is only a five minute drive away.

## ENTRANCE HALL

Composite front door leading to hallway with ceiling light, security alarm, under floor heating and stairs to first floor.

## LIVING ROOM

*5.17 x 4.30 (17'0" x 14'1")*

Spacious living room with French doors onto the rear garden and patio area, under stairs storage cupboard, under floor heating, fitted blinds, ceiling light and door to hallway.

## KITCHEN/DINER

*4.20 x 2.98 (13'9" x 9'9")*

Fitted kitchen with shaker style cabinets and drawers, integrated fridge freezer, dishwasher, built in oven, hob and extractor, washing machine/dryer, uPVC double glazed window with fitted blind, tiled floor, under floor heating, enhanced lighting, stainless steel sink, splashback and door to hallway.

## DOWNSTAIRS WC

*2.14 x 0.92 (7'0" x 3'0")*

WC with hand basin, ceiling light, extractor, uPVC double glazed window with fitted blind, tiled floor and door to hallway.

## LANDING

Stairs to spacious first floor landing with storage cupboard, ceiling light and loft access.



## BEDROOM ONE

3.54 x 2.99 (11'7" x 9'10")

Main bedroom with built in double wardrobe, uPVC double glazed window with fitted blind, ceiling light, radiator, door to en suite and door to landing.

## EN SUITE

En suite bathroom with shower cubicle, WC, hand basin, uPVC double glazed frosted window with fitted blind, extractor, towel warmer/radiator, tiled floor and door to bedroom one.

## BEDROOM TWO

3.29 x 3.03 (10'10" x 9'11")

Second double bedroom with uPVC double glazed window with fitted blind, radiator, built in wardrobe, ceiling light and door to landing.

## BEDROOM THREE

2.94 x 2.04 (9'8" x 6'8")

Third bedroom with built in wardrobe, uPVC double glazed window with fitted blind, ceiling light, radiator and door to landing.

## BATHROOM

2.11 x 2.00 (6'11" x 6'7")

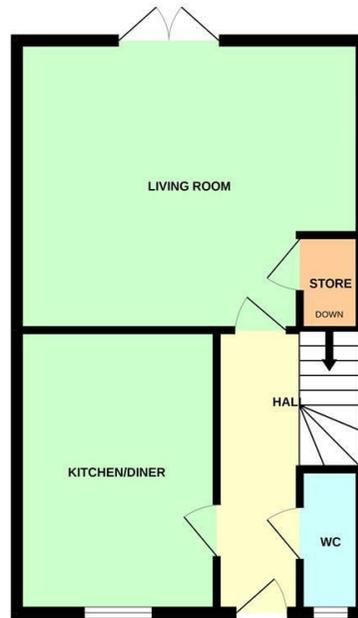
Family bathroom with bath and shower over, glass screen, hand basin, WC, towel warmer/radiator, uPVC double glazed frosted window with fitted blind, extractor, tiled floors and door to landing.

## OUTSIDE

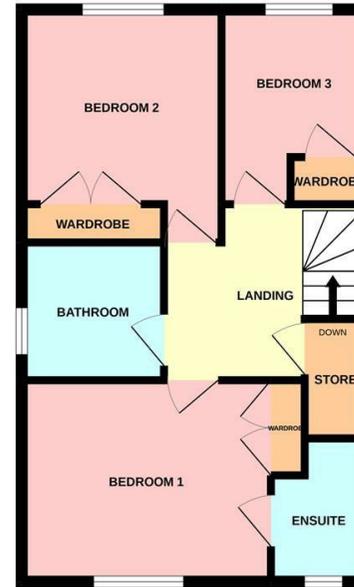
To the front are two off road parking spaces with a path leading to the front door. To the rear is a lawned garden enclosed with fencing and a patio area. To the side is gated access.



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



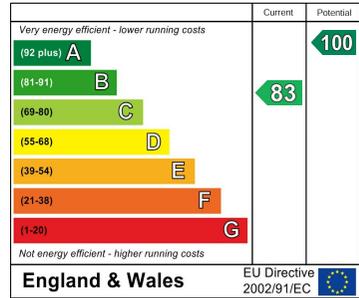
1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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



**Campion Grove - 18793137**  
**Council Tax Band - C**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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