



Bilberry Avenue, Scarborough
YO11 3XF

Asking Price £310,000



Bilberry Avenue, Scarborough

DESCRIPTION

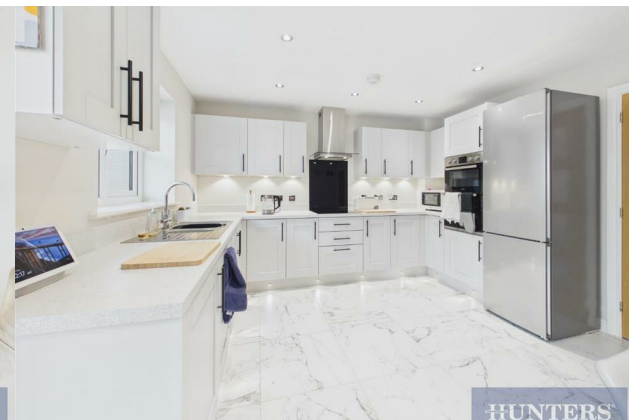
Hunters are delighted to bring to the market this modern, detached family home, enjoying an open outlook across a communal green to the front and situated in the popular Middle Deepdale area. The property offers well-balanced, versatile accommodation arranged over two floors and is finished to a high standard with underfloor heating throughout.

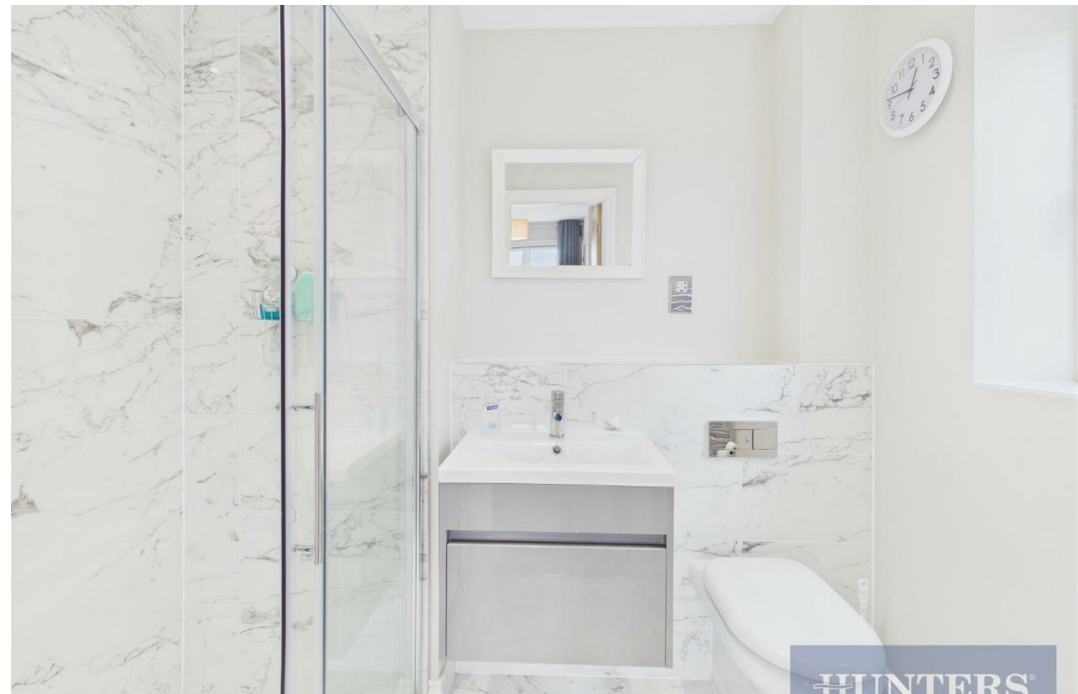
The ground floor is designed with both everyday living and entertaining in mind, with two separate reception rooms providing flexible spaces that could be used as formal living rooms, snug areas or home offices. The heart of the home is the spacious kitchen diner, offering ample room for both cooking and dining and flowing seamlessly into the bright sunroom, which enjoys views over the rear garden and provides direct access outside. A useful utility room and ground floor WC complete the downstairs layout.

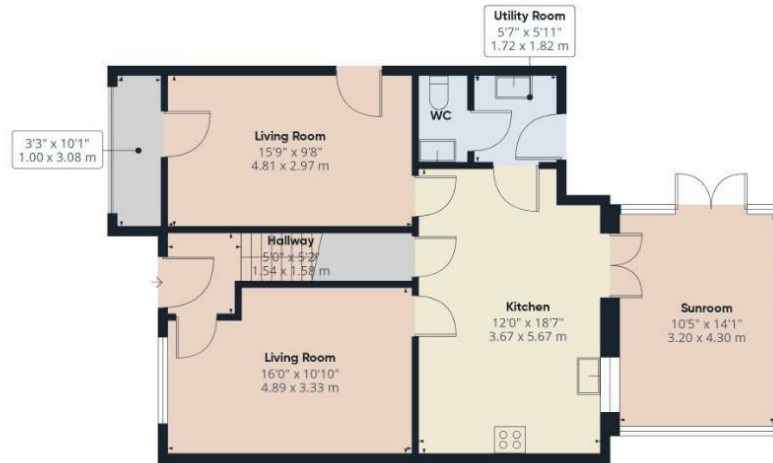
To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, providing comfortable accommodation for families or those needing additional space for guests or working from home. The remaining bedrooms are served by the house bathroom, making the home well suited to busy households.

Externally, the property benefits from off-street parking to the front, enhanced by the attractive green outlook, while to the rear there is an enclosed garden, ideal for relaxing, entertaining or family use.

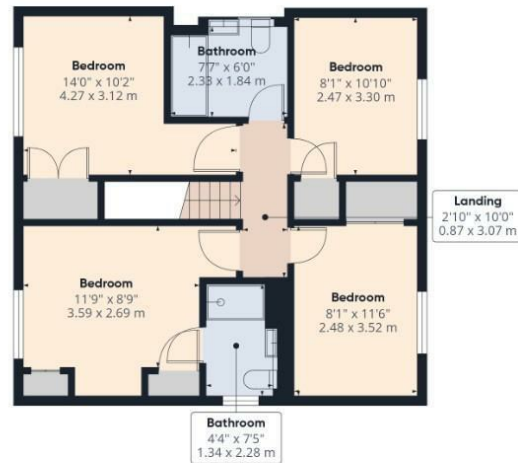
Located in Middle Deepdale, the home is well placed for access to local schools, amenities and transport links, while also being within easy reach of the town centre and surrounding areas. A modern, detached home offering flexible living space, generous accommodation and a desirable outlook. Call the office to arrange a viewing now.







Ground Floor



Floor 1

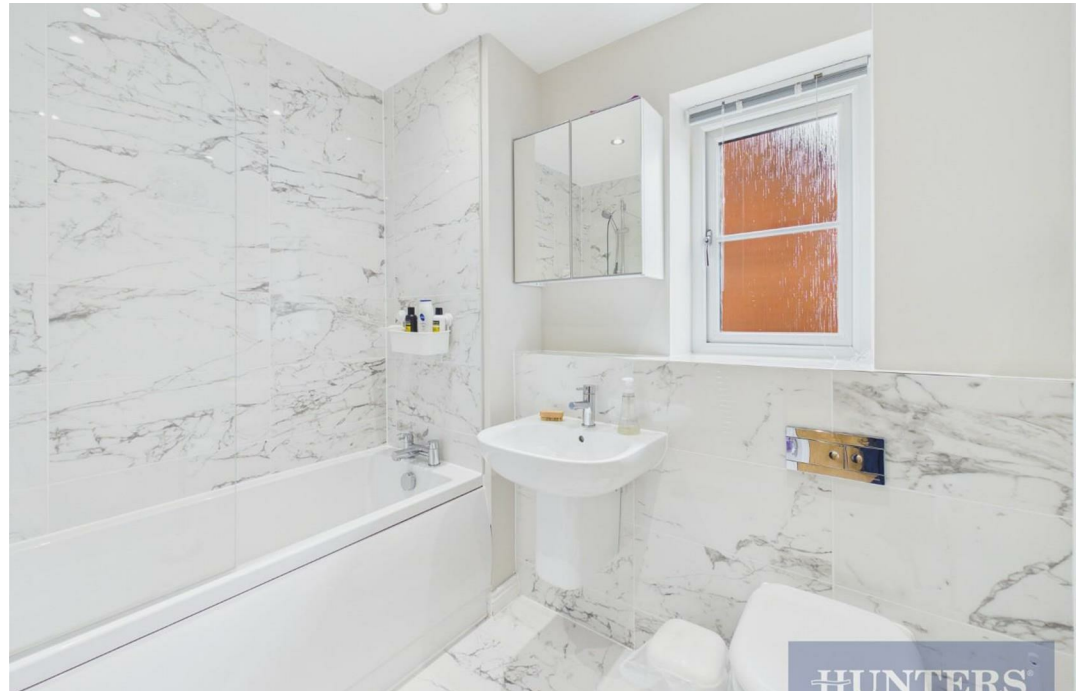


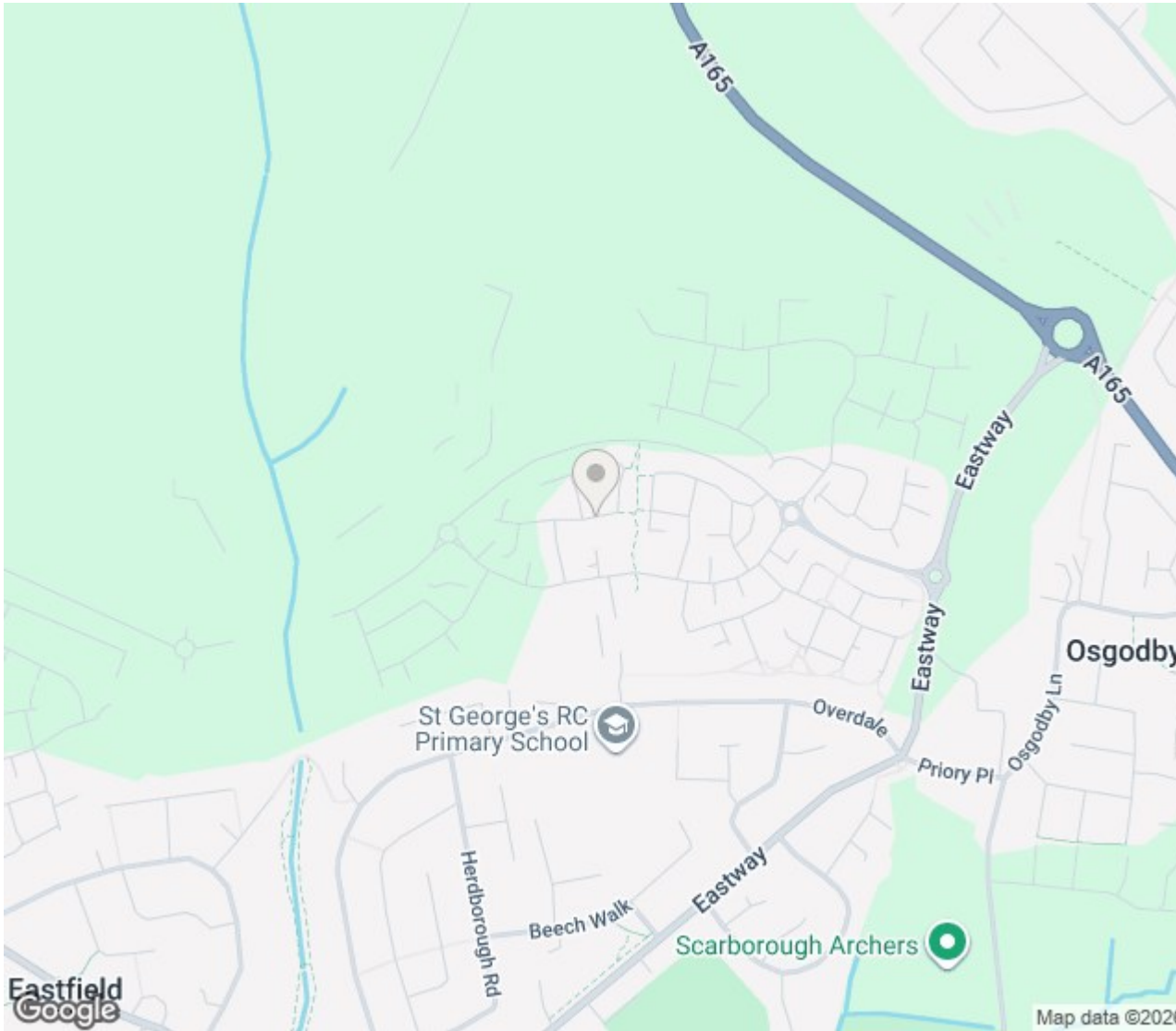
Approximate total area⁽¹⁾
1439 ft²
133.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

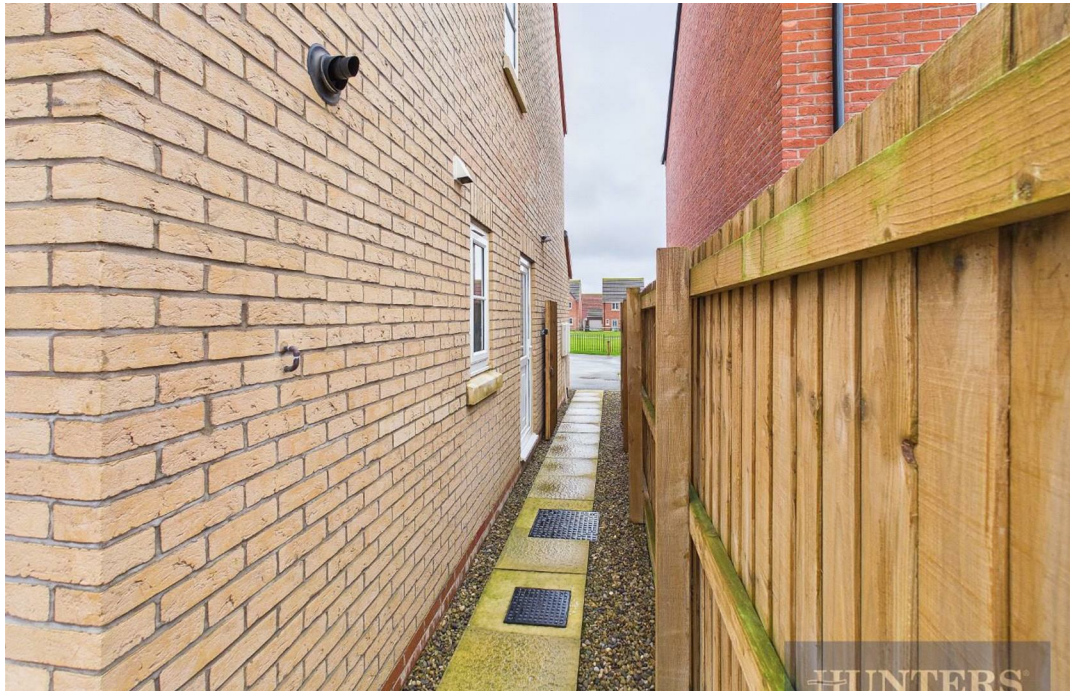
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.