



## Blueberry Way, Scarborough, YO12 4AU

- Semi detached house
- Off Road Parking
- Access to local amenities
- Two bedrooms
- Rear mainly laid to lawn garden
- Highly residential area

**Asking Price £160,000**



# Blueberry Way, Scarborough, YO12 4AU

## DESCRIPTION

Located on the popular Blueberry Way, this two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, small families, or investors.

The accommodation briefly comprises an entrance hall, living room, kitchen, and a convenient downstairs WC. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking for two vehicles to the front and a generous enclosed rear garden, offering plenty of space for outdoor dining, entertaining, or family enjoyment.

Ideally positioned just off Seamer Road, the property enjoys excellent access to a wide range of local amenities, schools, supermarkets, and transport links, providing convenient connections into Scarborough town centre and beyond. Scarborough's beautiful coastline, beaches, parks, and leisure facilities are all within easy reach, making this a well-located home with plenty to offer.

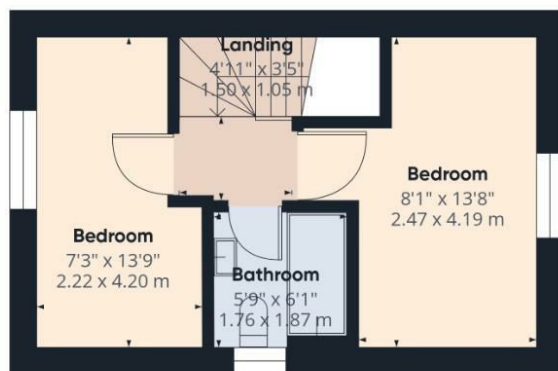
Early viewing is highly recommended to appreciate the accommodation and potential on offer.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
538 ft<sup>2</sup>  
50.1 m<sup>2</sup>

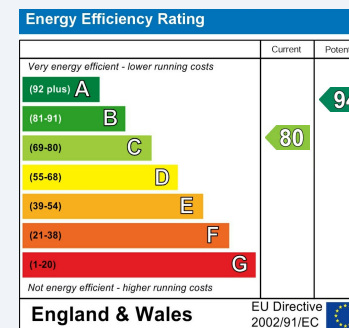
(1) Excluding balconies and terraces

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

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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