

## Blueberry Way, , Scarborough, YO12 4AU

- Three spacious bedrooms
- Master bedroom with en-suite shower
- Integrated garage
- Semi-detached house
- Modern interior
- Good-sized rear garden
- Convenient utility room
- Close to Seamer Road amenities

**Offers In Excess Of £190,000**



# Blueberry Way, , Scarborough, YO12 4AU

## DESCRIPTION

Welcome to this charming three-bedroom semi-detached house located on Blueberry Way in the delightful town of Scarborough. This property boasts a modern interior that is both stylish and functional, making it an ideal family home. The spacious open plan reception room/kitchen provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

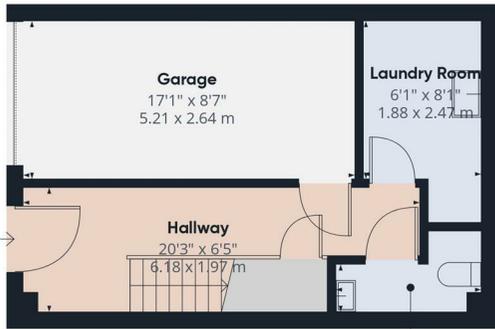
The master bedroom is a true highlight, featuring an ensuite shower room that adds a touch of luxury to your daily routine. Two additional bedrooms offer ample space for family or guests, while the second bathroom ensures convenience for all. The property also includes an integrated garage and a utility room, providing practical solutions for storage and laundry needs.

Outside, the good-sized rear garden presents a lovely outdoor space for children to play or for hosting summer barbecues with friends and family. It is a perfect spot to relax and enjoy the fresh air.

Situated on Blueberry Way, this home is conveniently located near Seamer Road, which offers easy access to local amenities, schools, and transport links. Scarborough itself is a vibrant coastal town known for its stunning beaches, picturesque scenery, and rich history. Residents can enjoy a variety of shops, restaurants, and recreational activities, making it a wonderful place to live. This property is not just a house; it is a place where you can create lasting memories.





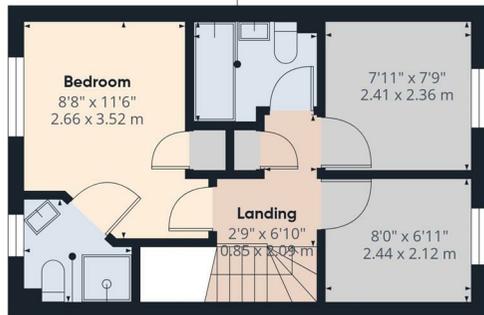


**WC**  
7'8" x 2'6"  
2.35 x 0.77 m

Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
991 ft<sup>2</sup>  
92.1 m<sup>2</sup>

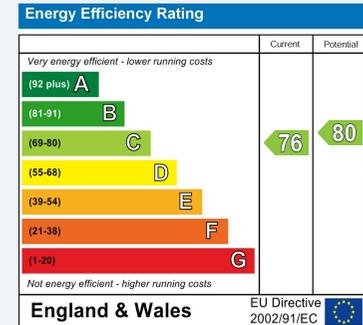
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.

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### 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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