

## Campion Grove, Middle Deepdale, Scarborough, North Yorkshire,

- Extended four bedroom detached family home
- Underfloor heating to the ground floor
- Garage and driveway parking for up to four vehicles
- Newly built conservatory with landscaped rear garden
- Four double bedrooms with built-in wardrobes
- Popular Middle Deepdale location close to amenities and the A64

**Offers In Excess Of £275,000**



# Campion Grove, Middle Deepdale, Scarborough, North Yorkshire, YO11 3XG

## DESCRIPTION

Hunters are pleased to present this EXTENDED FOUR BED DETACHED HOUSE with GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. IN ADDITION, this property incorporates DOWNSTAIRS UNDERFLOOR HEATING and a NEWLY built conservatory leading out to the recently landscaped enclosed rear garden with side access via a gate. The property has an open aspect to the front over a grassed area and path and therefore is not overlooked.

The accommodation comprises; entrance hallway, a good size kitchen/dining area with a range of base and wall units and an array of integrated appliances to include double electric oven, hob, extractor fan, fridge/freezer, washing machine and dishwasher. There is a large living space with two sets of double patio doors, which provides plenty of natural light and access into the rear garden, a separate downstairs W/C with wash hand basin and wall mounted storage cupboards. Additionally, there are two storage cupboards one for coats and the other for Hoover and sundry floor cleaning tools.

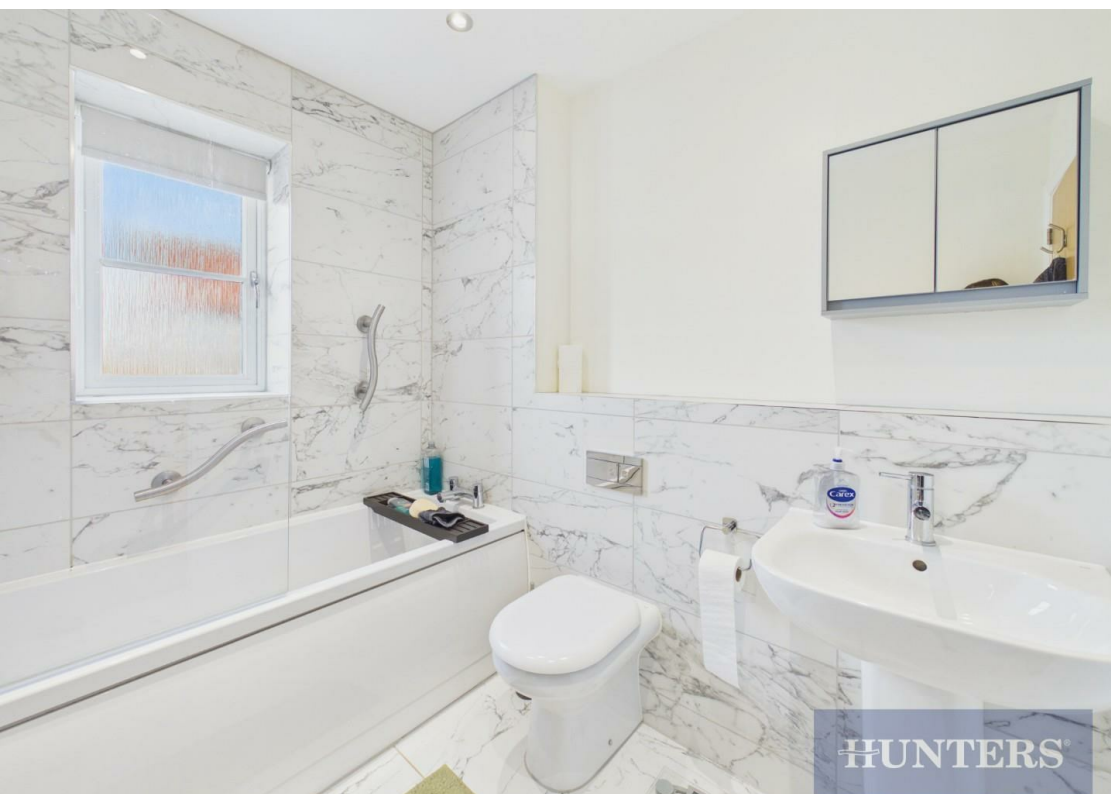
On the first floor, are four good-sized double bedrooms, all with built in wardrobes. The master bedroom has an en-suite shower room, and additionally a three-piece family bathroom suite with shower over the bath.

The property has a brick-built garage with driveway providing off-street parking for 4 cars

Well located within the popular Middle Deepdale development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64

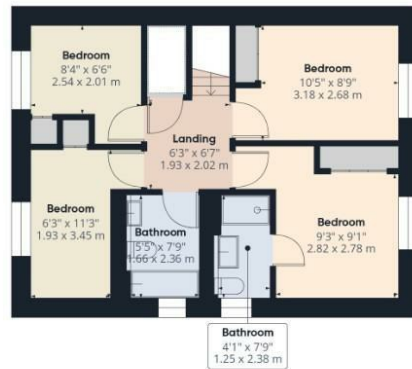
This property would appeal to a number of buyers, particularly for those with a growing family searching for their forever home. Viewing is essential to appreciate the space, feel and location that this property has to offer. Call our friendly Sales Team on to arrange your viewing today!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1357 ft<sup>2</sup>  
126 m<sup>2</sup>

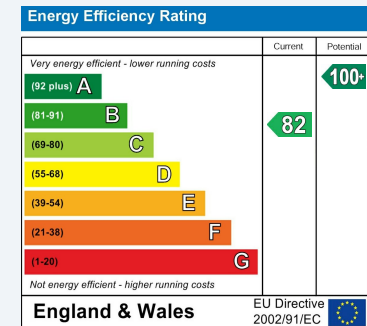
(1) Excluding balconies and terraces

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.

**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.



33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>

