



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



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# Bramble Way, Scarborough

Offers In The Region Of £260,000



Hunters are delighted to bring to the market this impressive three-storey home, offering spacious and well-balanced accommodation ideal for families or those who enjoy entertaining.

The ground floor forms the heart of the home, featuring a generous kitchen diner with ample worktop space, storage and room for dining, alongside a bright and welcoming living room with double doors opening out to the rear garden—creating a lovely space for both relaxing and socialising. A convenient downstairs WC completes the ground floor.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for family living or guests. The second floor is dedicated to a spacious principal bedroom, benefiting from its own en-suite bathroom and offering a private and peaceful retreat.

Externally, the property features a paved and lawned rear garden, ideal for outdoor dining and relaxation, along with two allocated parking spaces to the front.

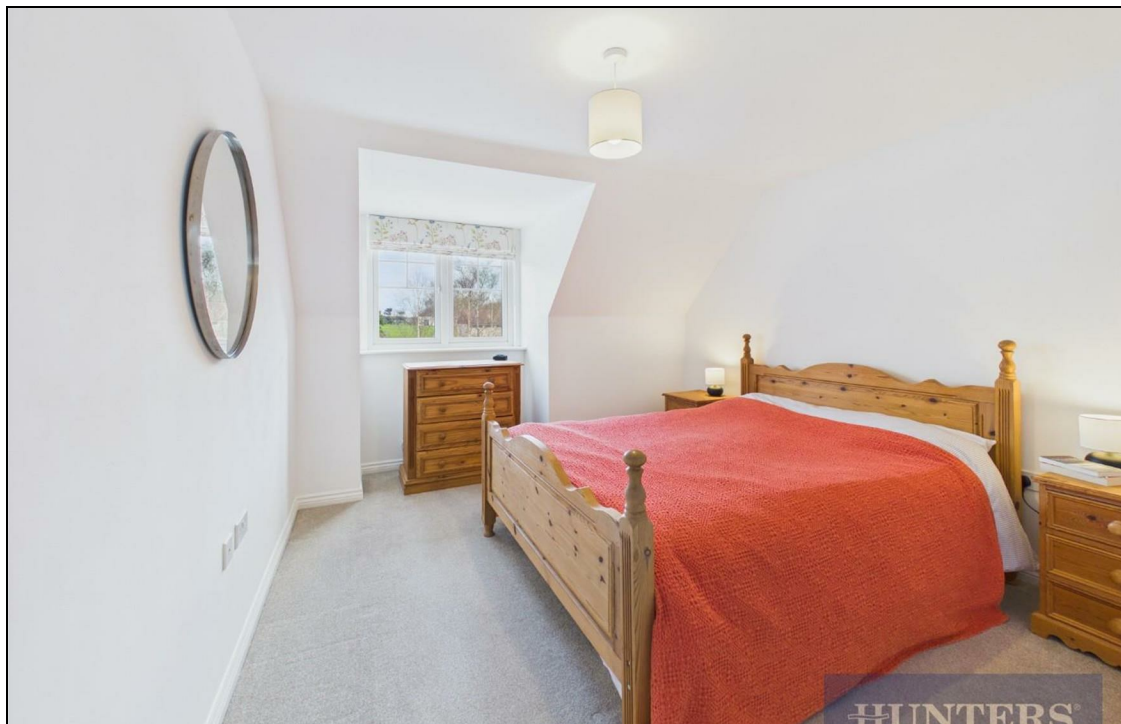
Situated in the highly sought-after village of Scalby, just north of Scarborough, the property enjoys a superb blend of countryside charm and coastal living. The village offers a range of local shops, pubs and cafés, along with access to scenic walking and cycling routes, while remaining within easy reach of Scarborough's town centre and amenities.

Early viewing is highly recommended to fully appreciate the space, layout and location this home has to offer.

## KEY FEATURES

- Three-storey family home
  - Spacious kitchen diner
  - Bright living room with garden access
- Three bedrooms including principal with en-suite
- Modern family bathroom and downstairs WC
- Rear garden and two allocated parking spaces









Ground Floor



Floor 1



Floor 2



Approximate total area<sup>m</sup>

979 ft<sup>2</sup>  
91 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

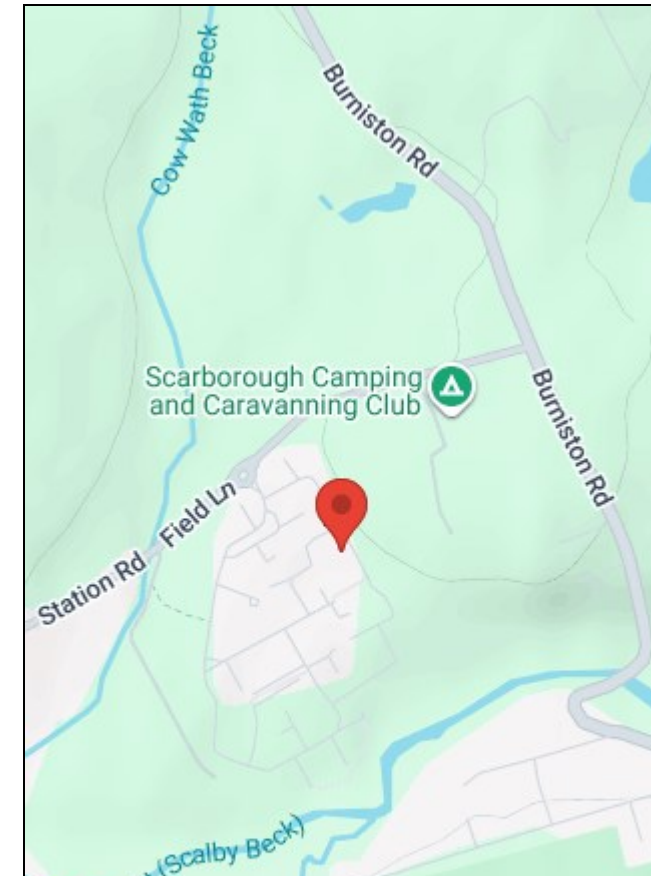
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(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	
78	82
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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