

## Bilberry Avenue Eastfield, Scarborough YO11 3XF

- End-of-cul-de-sac position
- No Onward Chain
- Four spacious bedrooms
- Detached House
- Parking and Garage
- Close to schools and amenities

**Asking Price £310,000**



# Bilberry Avenue Eastfield, Scarborough YO11 3XF

## DESCRIPTION

Located on the popular Bilberry Avenue in Eastfield, this well-presented detached house provides spacious and practical accommodation, well suited to modern family living. The property is offered with no onward chain.

The ground floor opens into a central hallway, giving access to the main living areas. To the front of the property is a comfortable living room, providing a welcoming space for both everyday living and entertaining. To the rear is a spacious kitchen, offering generous worktop and storage space, with direct access to the side of the property. The kitchen is supported by a separate utility room, ideal for laundry and additional storage, along with a conveniently positioned ground floor WC. The integrated garage can be accessed internally, providing secure parking or further storage options.

Upstairs, the landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining three bedrooms are served by a family bathroom. The layout offers flexibility for family living, guests or home working. The loft is partially boarded and fitted with a ladder, providing useful additional storage.

Externally, the property benefits from a driveway and integrated garage, offering off-road parking and storage with the advantage of internal access. To the rear, there is an enclosed garden providing a practical outdoor space suitable for families, entertaining or general use.

This property is situated on a quiet cul-de-sac section of Bilberry Avenue that comprises just four houses, with this home being one of them. The location is conveniently positioned for local amenities, schools and transport links, with straightforward access into Scarborough and surrounding areas.

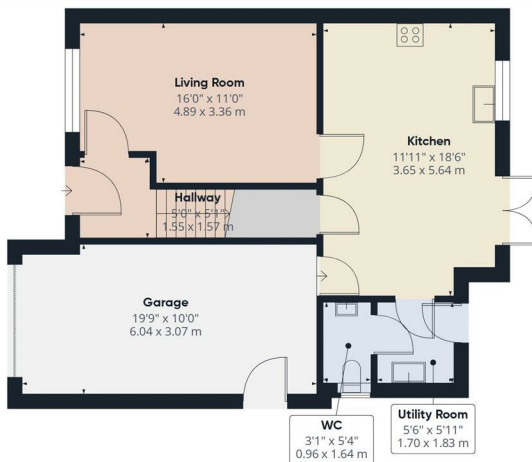
Overall, this is a well-proportioned family home offering practical accommodation, a convenient location and the added benefit of no onward chain.



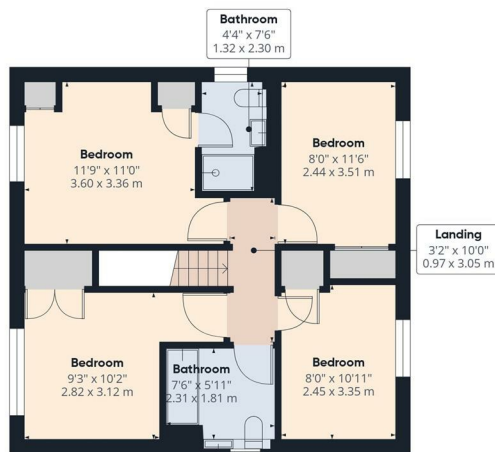








Ground Floor



Floor 1

### 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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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

1277 ft<sup>2</sup>  
118.8 m<sup>2</sup>

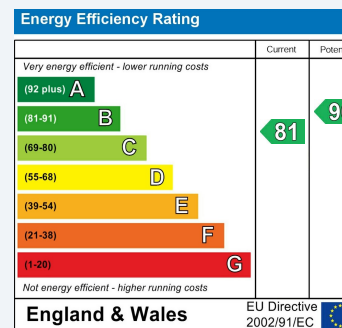
(1) Excluding balconies and terraces

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.

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