



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £365,000
 2 CAMPION CLOSE, SCALBY, SCARBOROUGH, YO13 0QJ

- Detached Bungalow
 - Four Bedrooms
 - Modernised Throughout
 - Double Garage
- SITUATED ON A QUIET CUL DE SAC IN THE BEAUTIFUL NORTH SIDE VILLAGE OF SCALBY IS THIS RECENTLY UPDATED FOUR BEDROOM DETACHED BUNGALOW. LOW MAINTENANCE GARDENS, MODERN FIXTURES AND FITTINGS, DOUBLE GARAGE AND DRIVEWAY.



TIPPLE UNDERWOOD ESTATE AGENTS
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
 01723 350299
mail@tippleunderwood.co.uk

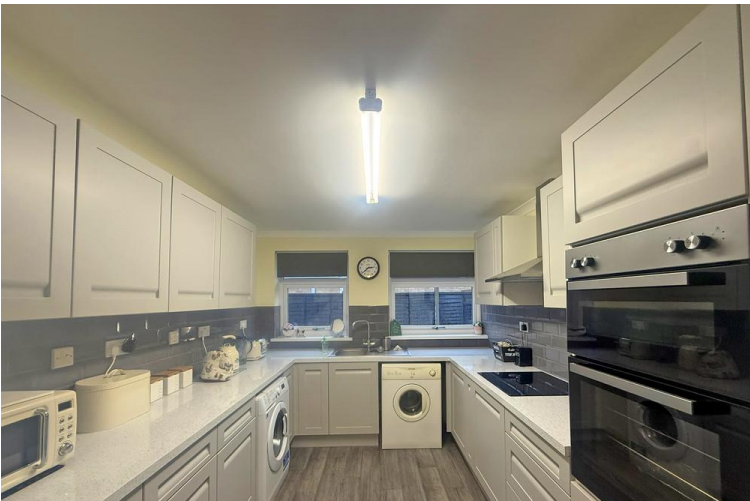
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

2 Campion Close, Scalby, Scarborough, YO13 0QJ

GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Property Description

This fantastic property when briefly described comprises, entrance hall, cloakroom/WC, dual aspect living room spanning the front of the property, modern kitchen, four well-appointed double bedrooms and modern shower room. To the outside of the property are well presented low maintenance gardens, offering some lovely space to enjoy the peaceful location when the sun is shining, double garage and long driveway.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
26' 5" x 13' (8.05m x 3.96m)

CLOAKROOM
6' 3" x 4' 6" (1.91m x 1.37m)

KITCHEN
11' 7" x 9' (3.53m x 2.74m)

BEDROOM
12' 8" x 10' 9" (3.86m x 3.28m)

BEDROOM
10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM
11' 10" x 7' 4" (3.61m x 2.24m)

BEDROOM/DINING ROOM
12' x 11' 9" (3.66m x 3.58m)

SHOWER ROOM
8' 5" x 7' 6" (2.57m x 2.29m)

OUTSIDE

GARDENS

DOUBLE GARAGE