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

Tipple Underwood Estate Agent

- 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.

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

DINING ROOM/BEDROOM

KITCHEN

BEDROOM

HALLWAY

SHOWER ROOM

UPBOARD

RING CUPBOARD

LIVING ROOM

BEDROOM

BEDROOM

WC

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.
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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
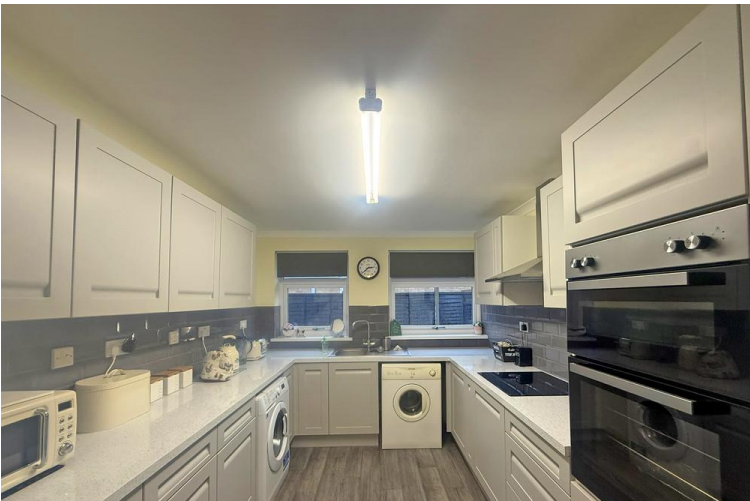
Property Description

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.