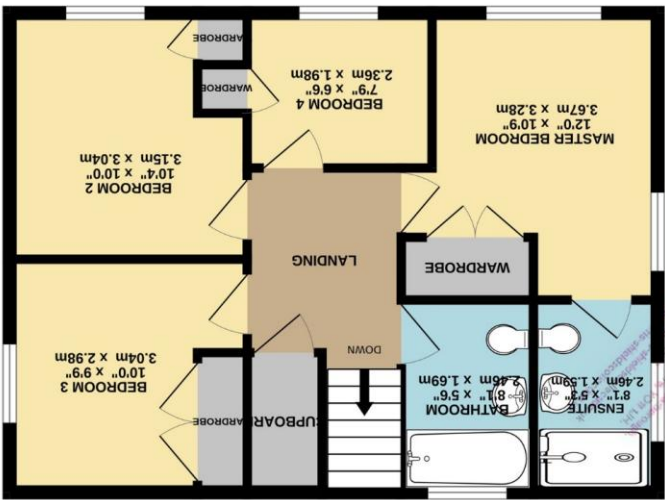


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



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

Harris Shields
Collection

A stunning four bedroom detached modern home.

- ✓ Modern Detached Residence
- ✓ Four Bedrooms
- ✓ Two Bathrooms (Master En-Suite)
- ✓ Downstairs WC
- ✓ Beautiful Open Plan Layout
- ✓ Single Garage With Pitched Roof
- ✓ Distant Views To The Wolds
- ✓ Lovely Location.

Asking Price £295,000

Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

01723 341557
mail@harris-shieldscollection.uk
<https://harris-shieldscollection.uk/>

Description
Beautifully situated on the edge of Middle Deepdale, this stunning modern detached residence offers spacious and contemporary family accommodation together with distant views towards the Wolds. Constructed in 2022, the property benefits from an NHBC warranty remaining until 2032, providing valuable peace of mind. The ground floor features a superb open-plan layout with underfloor heating throughout, incorporating a stylish kitchen and dining area with a range of integrated appliances. Double doors open directly from the kitchen/dining area onto the enclosed rear garden, creating an excellent space for entertaining and family living. There is also a separate dual-aspect lounge with bay window, together with a useful WC and storage cupboard. To the first floor are four bedrooms, including a generous master bedroom with en-suite shower room, three further bedrooms—two of which are doubles—and a family bathroom. All bedrooms benefit from built-in wardrobes, providing excellent storage. Externally, the property enjoys an enclosed rear garden with access through a gate to the pitched-roof garage and driveway, providing ample off-street parking. Offering modern living in a

Additional Information

Council tax band D



Opening doors
for over 60 years

Harris Shields
Collection