ANDREW COWEN

28 Dale Close, Burniston, Scarborough, YO13 0ED

Guide Price £249,950

- IMMACULATE TWO BEDROOM DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINING AREA
- GOOD TRANSPORT LINKS TO SCARBOROUGH
- SOUGHT AFTER VILLAGE LOCATION
- QUIET CUL-DE-SAC
- WITHIN WALKING DISTANCE TO LINDHEAD SCHOOL
- WARM AND SUNNY CONSERVATORY
- GARAGE AND DRIVEWAY PLENTY OF PARKING
- GAS FIRE AND ELECTRIC HEATING

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Andrew Cowen Estate Agents offer this IMMACULATE TWO BEDROOM DETACHED PROPERTY offers GARAGE AND DRIVEWAY with OFF STREET PARKING, nestled in a quiet cul-de-sac in the highly sought after village of Burniston, and within walking distance to Lindhead School. Neutrally decorated throughout, features a spacious lounge, open plan kitchen/dining area and two bathrooms. A bonus is the lovely CONSERVATORY to the rear, opening out onto the garden. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity with easy access to the amenities of Scarborough. A MUST FOR VIEWING>

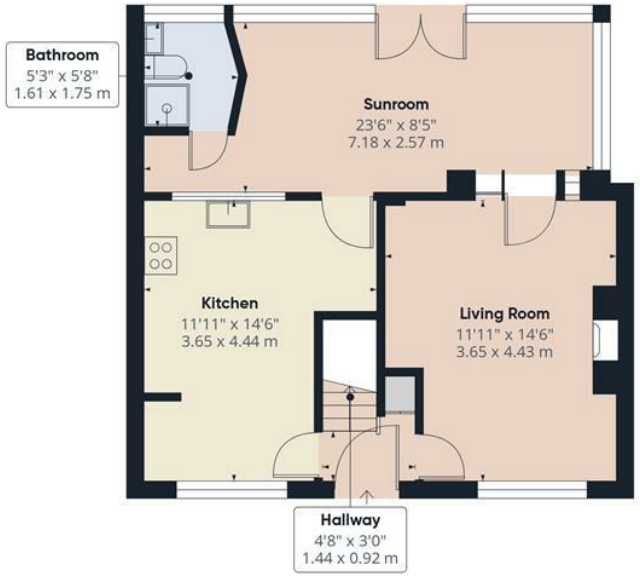
2 2 1

Council Tax Band: C

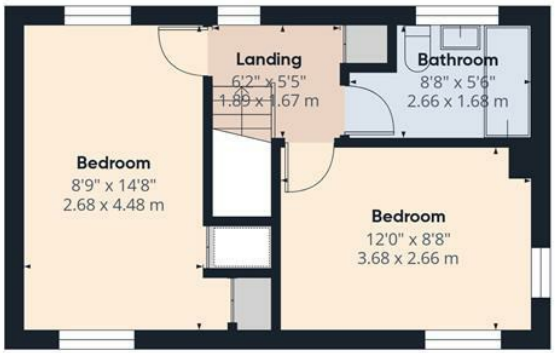
This is a lovely light and airy property, briefly comprising, entrance hall through to a spacious lounge with feature fireplace, great for those cosy evenings with door leading to the conservatory which opens out onto the rear lawned garden area, downstairs shower room and open plan kitchen/dining area with a range of wall and base units and traditional Belfast sink. To the first floor are two good sized double bedrooms and a three-piece family bathroom. VENDORS KEEN TO SELL

Externally, the property benefits from a private lawned rear garden with mature shrubbery, great for entertaining, a front garden, driveway with off-street parking and garage, perfect for additional storage.

Situated just a short distance from local amenities, schools, and transport links, this home combines village living with convenient access to Scarborough and the surrounding area. Internal viewing is highly recommended to appreciate the space, finish and gardens that this property has to offer. Call our friendly Sales Team on 01723 377707 to arrange your viewing today!



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1022 ft²

95 m²

(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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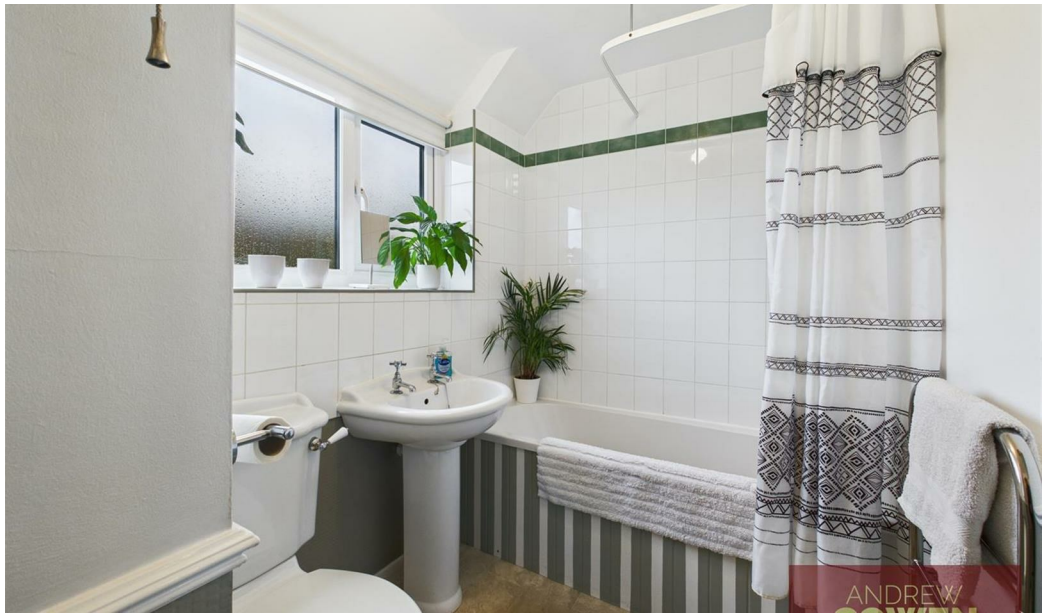

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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View our website here!

Looking to Sell?

Book a no obligation valuation today!

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