



33 Burniston Gardens, Scarborough, YO13 0HW

Guide Price £260,000

- *Extended semi-detached home*
- *Bright living room with bay window*
- *Enclosed rear garden*
- *Flexible layout with up to four bedrooms*
- *Separate dining room*
- *Driveway parking and detached garage*
- *Two bathrooms*
- *First-floor extension with additional bedrooms and office*

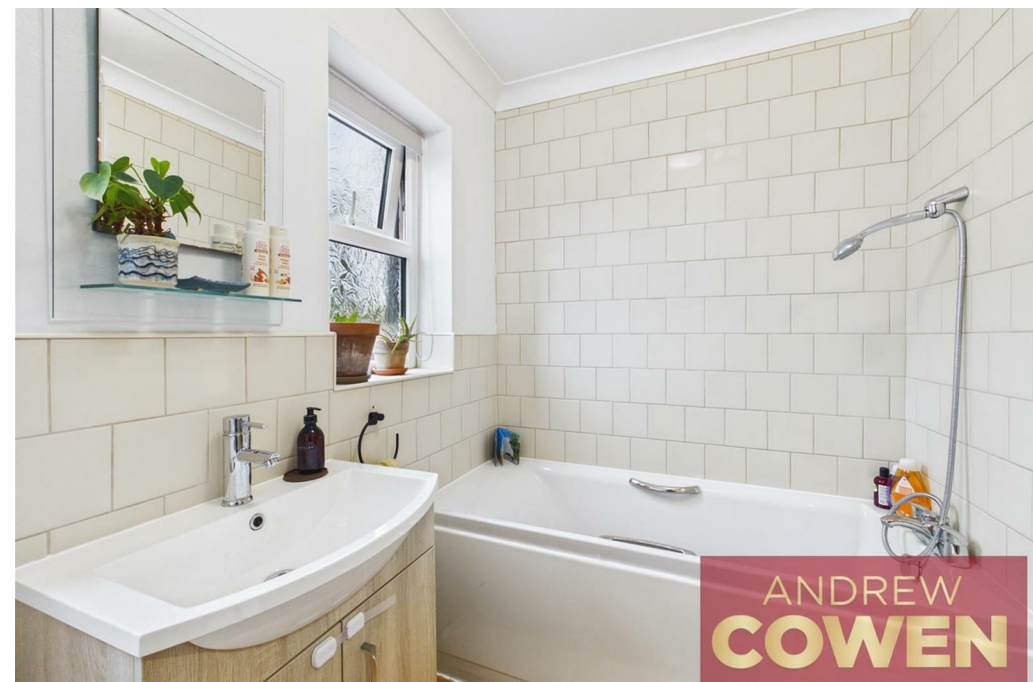
33 Burniston Gardens, Scarborough YO13 0HW

A well-presented and deceptively spacious semi-detached home, offering flexible accommodation across two floors. The property features a bright living room, separate dining area, and a well-equipped kitchen, along with versatile bedrooms ideal for family living or home working.

Further benefits include a pleasant rear garden, driveway parking, and a detached garage, making this an excellent choice for a range of buyers.



Council Tax Band: C



Attractive Extended Semi-Detached Home with Garage and Versatile Accommodation

This well-presented and thoughtfully extended semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a popular residential location, the property benefits from a generous layout, additional first-floor space, and a detached garage.

Upon entering, you are welcomed by a central hallway providing access to all principal ground floor rooms. The property boasts a bright and comfortable living room to the front, featuring a large bay window that floods the space with natural light, complemented by stylish décor and a cosy atmosphere.

To the rear, the dining room provides an excellent space for entertaining and family meals, with convenient access to the kitchen, which is fitted with a range of units and offers ample worktop space. A ground floor bedroom adds flexibility, ideal for guests, multi-generational living, or use as a second reception room. The family bathroom is also located on the ground floor and is well-appointed.

The property has been enhanced with a first-floor extension, creating two further bedrooms and a useful office/study, perfect for those working from home. A second bathroom serves this level, adding to the home's practicality.

Externally, the property enjoys a pleasant rear garden, mainly laid to lawn with patio seating areas, ideal for outdoor relaxation and entertaining. To the front, there is a driveway providing off-road parking, leading to a detached garage offering additional storage or workshop potential.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1185 ft²

110.2 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

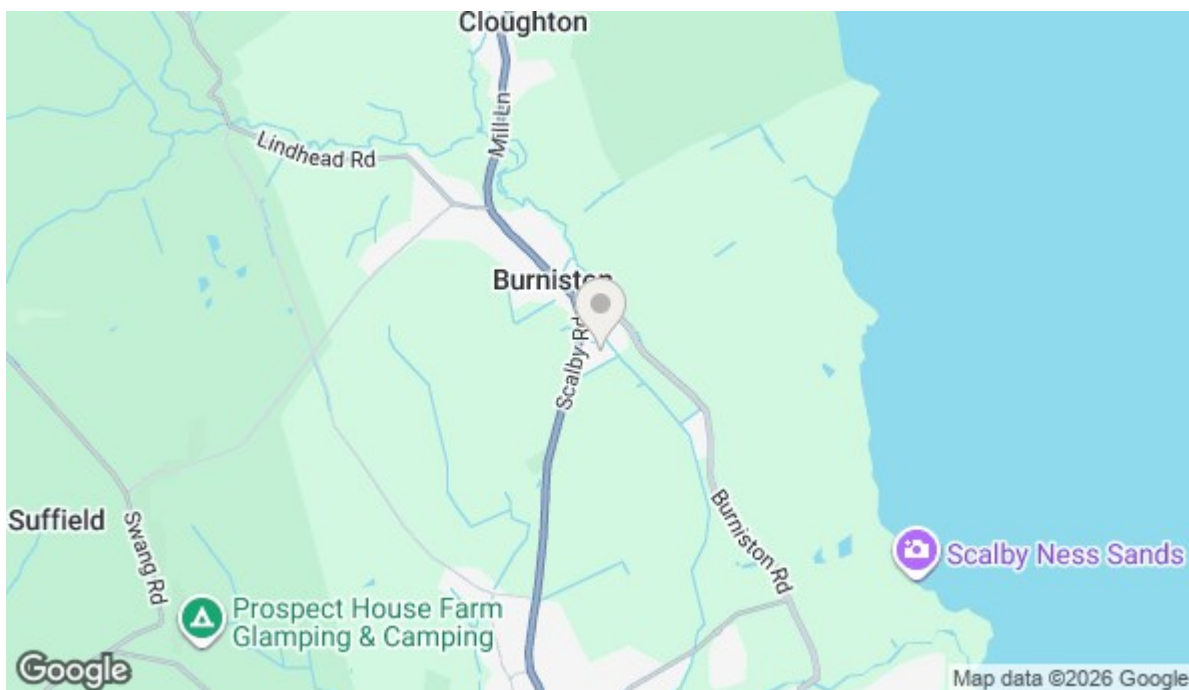
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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