ANDREW COWEN

17 Burniston Gardens, Burniston, Scarborough, YO13 0HW

Guide Price £235,000

- ***Modern Fitted Kitchen***
- ***Quite Cul De Sac location***
- ***Sunroom***
- ***Exceptional Garden***
- ***Well presented throughout***
- ***Future proofed living***
- ***Off street parking***
- ***Garage and Summerhouse***
- ***Double Bedrooms***

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

17 Burniston Gardens, Scarborough YO13 0HW

A well-presented two-bedroom semi-detached bungalow occupying a pleasant position within the popular Burniston Gardens area of Scarborough, offering spacious and well-proportioned single-level accommodation. The property further benefits from an excellent rear garden and a bright sunroom, providing an attractive additional living space overlooking the garden.

2 1 1 C

Council Tax Band: C

The property has been well maintained throughout, making it an attractive proposition for those looking to downsize, retire to the area or simply enjoy the convenience of bungalow living.

The accommodation is approached through an entrance porch into a central hallway. To the rear is a generously proportioned living room, providing ample space for both sitting and dining furniture and opening directly into the sunroom. Overlooking the garden, the sunroom provides an enjoyable additional reception space and creates a natural connection between the bungalow and its outside space.

The kitchen is fitted with a range of contemporary white wall and base units complemented by contrasting work surfaces, integrated cooking appliances and space for further appliances. A door provides convenient access to the rear.

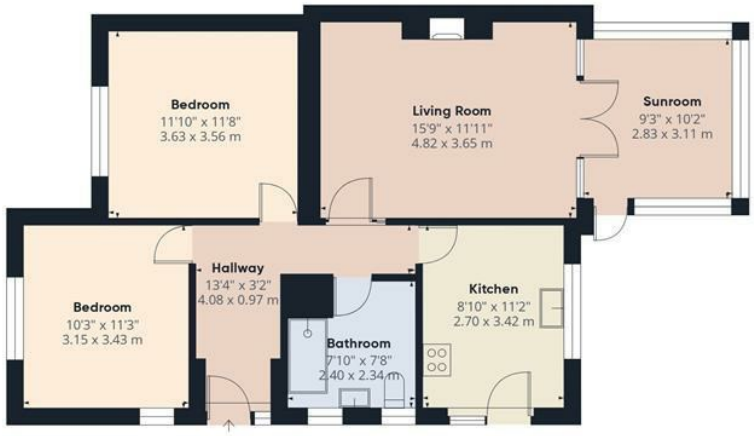
There are two well-proportioned double bedrooms, both offering comfortable accommodation with good natural light. The internal accommodation is completed by a spacious shower room, fitted with a walk-in shower enclosure, wash hand basin and WC.

Externally, one of the property's particular attractions is the generous and well-established rear garden. Predominantly laid to lawn, it is bordered by mature planting and offers an excellent amount of usable outside space. A substantial timber garden room/summerhouse provides further versatility, whether used for entertaining, hobbies or simply enjoying the garden.

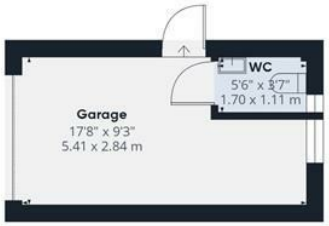
To the front, the property is set back from the road behind a lawned garden, with a driveway providing off-street parking.

Burniston Gardens is an established residential area of Scarborough, well positioned for access to local amenities and transport links while retaining a quieter residential setting. The property is also conveniently placed for access into Scarborough town centre and the wider surrounding area.

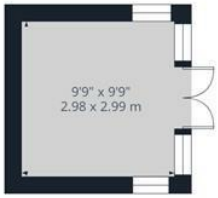
Overall, this is a spacious and well-cared-for bungalow with two double bedrooms, generous gardens and versatile living accommodation, and early viewing is recommended to fully appreciate everything the property has to offer.



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1026 ft²

95.4 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.

GIRAFFE360

ANDREW
COWEN

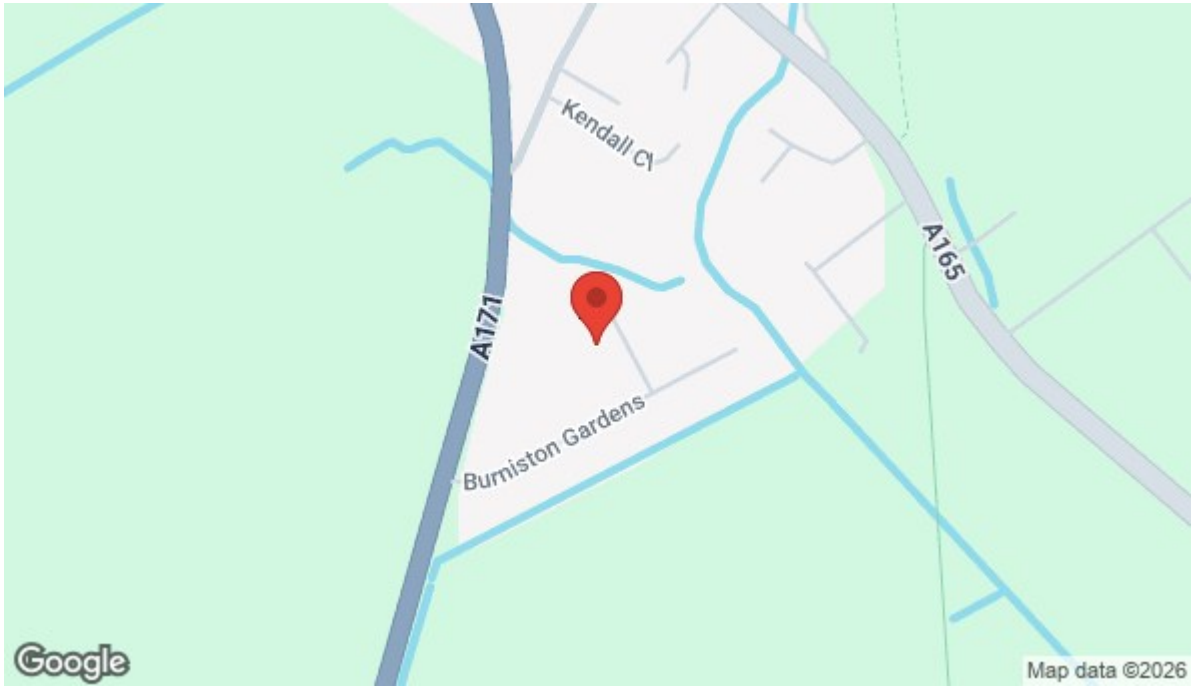
ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

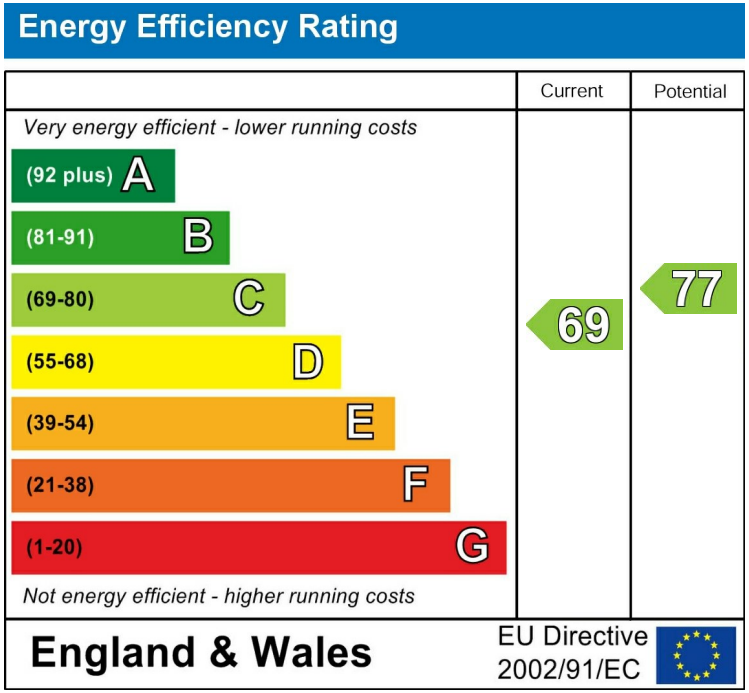
ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN





Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com