



High Street, Scarborough, YO13 0HJ

Situated in the picturesque village of Burniston, this beautifully presented three bedroom stone-built cottage perfectly blends modern styling with traditional charm. Full of character, the home boasts feature log-burning stoves, exposed stonework, and thoughtfully designed interiors that retain the essence of cottage living while offering contemporary comfort.

Inside, you'll find well proportioned rooms finished to a high standard, including a stylish kitchen and cosy living areas ideal for relaxing or entertaining.

To the rear lies a delightful surprise, a generous, landscaped garden that extends well beyond expectations. With seating areas, off-road parking, and a superb summer house complete with power and lighting, the outdoor space is perfect for both peaceful enjoyment and social gatherings.

Located just a short drive from Scarborough and the North Yorkshire coast, Burniston offers a wonderful village community with easy access to countryside walks, local pubs, and amenities.

Guide Price £375,000



LIVING ROOM

3.44 x 4.47 (11'3" x 14'7")

DINING ROOM

3.50 x 3.90 (11'5" x 12'9")

KITCHEN

7.05 x 2.05 (23'1" x 6'8")

SUN ROOM

2.92 x 1.29 (9'6" x 4'2")

UTILITY ROOM

1.35 x 5.85 (4'5" x 19'2")

WC

1.26 x 1.08 (4'1" x 3'6")

BEDROOM

3.44 x 4.65 (11'3" x 15'3")

BEDROOM

3.68 x 3.77 (12'0" x 12'4")

BEDROOM

3.34 x 2.22 (10'11" x 7'3")

BATHROOM

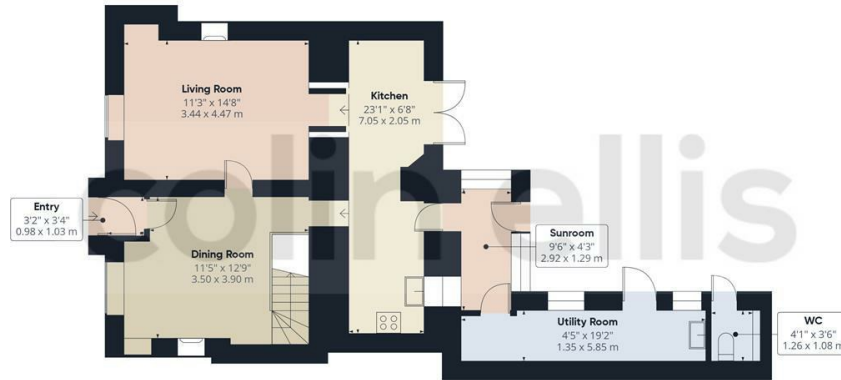
2.41 x 2.26 (7'10" x 7'4")

WC

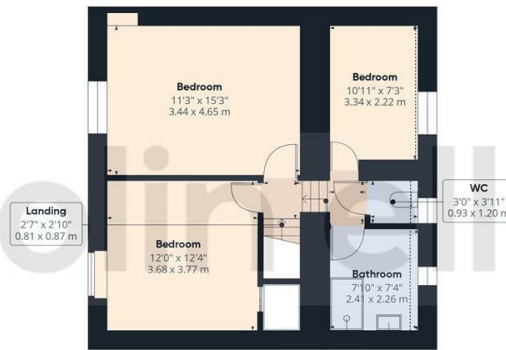
0.93 x 1.20 (3'0" x 3'11")







Floor 1



Floor 2



Approximate total area⁽¹⁾

1159 ft²
107.5 m²

Reduced headroom

9 ft²
0.8 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

High Street - 18733304

Council Tax Band - D

Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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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