



colin ellis

Burniston Gardens, Scarborough, YO13 0HW

Situated in the popular village of Burniston, this two bedroom semi-detached bungalow is offered to the market with no onward chain and enjoys open views to the rear. The property is in need of modernisation and occupies a generous plot with driveway, garage, and garden.

Guide Price £200,000



ACCOMMODATION

The accommodation is arranged on one level and briefly comprises: entrance porch leading into a hallway, a bright living room overlooking the rear garden, kitchen with door to outside, two well proportioned bedrooms, and a shower room.

OUTSIDE

To the front is a lawned garden with driveway providing off-street parking and access to the garage. The rear garden is of good size and enjoys open countryside views.

LOCATION

Burniston is a highly regarded village just north of Scarborough, offering local amenities, a primary school, public house, and convenient access to the North Yorkshire coast and countryside. Scarborough town centre is only a short drive away.

LIVING ROOM

4.89 x 3.58 (16'0" x 11'8")

KITCHEN

3.58 x 2.98 (11'8" x 9'9")

BEDROOM

3.56 x 3.12 (11'8" x 10'2")

BEDROOM

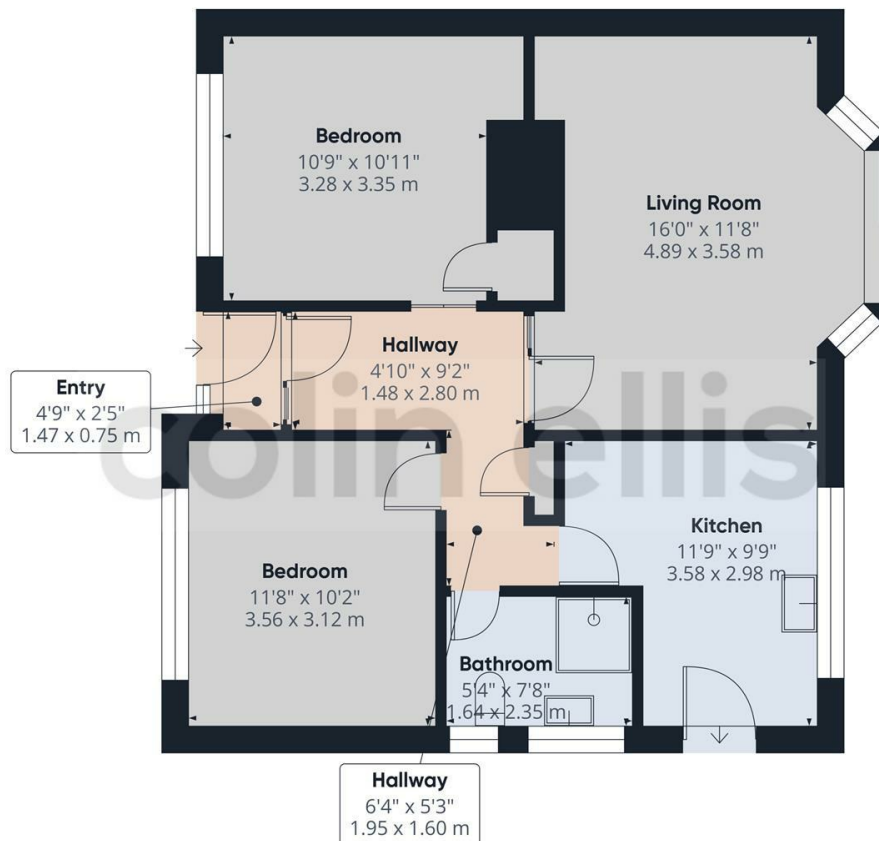
3.28 x 3.35 (10'9" x 10'11")

BATHROOM

1.64 x 2.35 (5'4" x 7'8")







Approximate total area⁽¹⁾
688 ft²
64 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

Burniston Gardens - 18626943

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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