



colin ellis

**Burniston Gardens,
Scarborough, YO13 0HW**

Colin Ellis welcome to the market SEMI DETACHED BUNGALOW set on a CORNER PLOT located within a CUL-DE-SAC. This TWO BEDROOM property offers a DUAL ASPECT lounge, MODERN KITCHEN, a LOFT ROOM, DRIVE, gardens and a GARAGE. NO ONWARD CHAIN.

Guide Price £230,000



DESCRIPTION

Briefly comprising of an entrance hall, dual aspect lounge, modern kitchen, three piece bathroom suite and two double bedrooms. Outside the gardens wrap around the property with hedged borders. There is also a drive and a garage.

Burniston is a pretty and popular village approximately 3.5 miles from Scarborough. The village is on a bus route and amenities include a village hall, primary school, garage, church with café, Post Office, local shop and two pubs. Internal viewing is a must in order to appreciate the space and setting with this well appointed home.

ENTRANCE HALL

Double radiator, uPVC double glazed door, loft access and power points.

LOUNGE

4.8 x 3.6 (15'8" x 11'9")

Gas fire, uPVC double glazed bay window, single radiator and power points.

KITCHEN

3.3 x 2.7 (10'9" x 8'10")

Base, wall and drawer units, tiled splash back, integrated electric oven and hob, space for fridge, freezer and washing machine, sink/drainage unit, mixer tap, uPVC double glazed window and doors to rear, double radiator and power points.

BEDROOM ONE

4.3 x 3.2 (14'1" x 10'5")

Single radiator, uPVC double glazed window and power points.



BEDROOM TWO

3.2 x 3.1 (10'5" x 10'2")

Coving, uPVC double glazed window and power points.

BATHROOM

2.4 x 1.6 (7'10" x 5'2")

Panel bath, basin with pedestal, low flush wc, electric shower over bath, uPVC double glazed window and ladder radiator.

LOFT ROOM

5.3 x 2.7 (17'4" x 8'10")

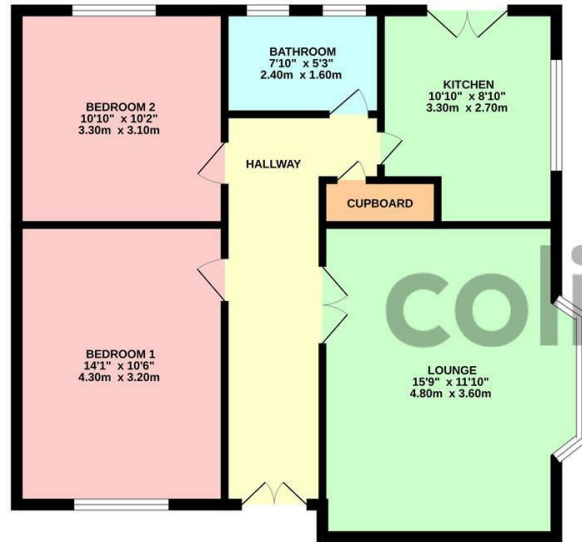
Single radiator, uPVC double glazed window and power points.

OUTSIDE

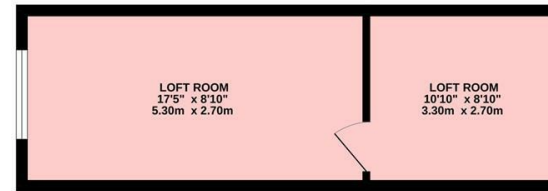
Off street parking, garage and garden.



GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



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TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Burniston Gardens - 18666491
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.



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