



19 Overgreen Lane, Burniston, Scarborough YO13 0HY  
Offers In The Region Of £275,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SEMI-DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- EXTERNAL OFFICE/WORKSHOP
- FRONT & REAR GARDENS
- POPULAR VILLAGE LOCATION
- SET IN A SECLUDED CUL-DE-SAC

Well located in a SECLUDED CUL-DE-SAC at the heart of BURNISTON village lies this well-proportioned FOUR BEDROOM semi-detached DORMER-BUNGALOW with GARDENS to the front and rear, an EXTERNAL OFFICE/WORKSHOP, a PERGOLA with power, a DRIVEWAY for off-street parking, a SINGLE GARAGE with power and WOLD/FIELD VIEWS.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor, the modern kitchen with a range of integrated appliances, the generous living room, a bedroom that is currently being used as a dining room with built in storage, a further bedroom with sliding doors leading to the rear currently being used as a sitting room and the ground floor W/C/Laundry room. To the first floor lies a landing leading to the master bedroom with dressing area, built in wardrobes and access to the jack and jill bathroom with four-piece suite and a further bedroom with Wold views and access to the jack and jill bathroom. Externally, the front of the property benefits from an attractive lawned garden, a driveway and single garage. The rear of the property offers a paved, decked and lawed garden with pergola with power and lighting and an external office/workshop shed.



This property is located in a secluded cul-de-sac within the ever desirable village of Burniston (approx 3 miles North of Scarborough) and benefits from being located within proximity for a range of eating and drinking establishments.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and finish on offer from this well presented home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Kitchen  
9'8" x 9'4"

Living Room  
16'9" x 12'10"

Bedroom  
12'6" x 11'11"

Bedroom  
10'6" x 9'4"

W/C/Laundry  
8'10" x 5'4"

FIRST FLOOR

Landing

Bedroom  
12'11" x 11'9"

Bedroom  
12'10" x 7'6"

Bathroom  
9'6" x 9'2"

External

The front of the property benefits from an attractive lawned garden, a driveway and single garage. The rear of the property offers a paved, decked and lawned garden with pergola with power and lighting and an external office/workshop shed.

Details

Council Tax Banding - C

LCAB 19102023

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | (92 plus) A |
|   | (81-91) B   |
|   | (69-80) C   |
|   | (55-68) D   |
|   | (39-54) E   |
|   | (21-38) F   |
| Not energy efficient - higher running costs | (1-20) G    |
| Current                                     | 66          |
| Potential                                   | 85          |

| England & Wales   |             |
|---|-------------|
| EU Directive 2002/91/EC   |             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |
|   | (81-91) B   |
|   | (69-80) C   |
|   | (55-68) D   |
|   | (39-54) E   |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) G    |
| Current   |             |
| Potential   |             |

