



2 South View, Burniston, Scarborough YO13 0HL
Offers In The Region Of £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS TWO BEDROOM SEMI-DETACHED HOME
- GENEROUS LAWNED GARDENS, OFF-STREET PARKING & RURAL ASPECT VIEWS
- WITHIN THE POPULAR VILLAGE OF BURNISTON
- IDEAL HOLIDAY LET/FIRST TIME BUY
- EXTENDED LOUNGE & GROUND FLOOR W/C

Set within the popular BURNISTON VILLAGE is this EXTENDED TWO BEDROOM SEMI-DETACHED HOUSE which benefits from OFF-STREET PARKING, GENEROUS GARDENS, EXTERNAL WORKSHOP and PICTURESQUE RURAL ASPECT VIEWS.

The property does benefit from both double glazing/electric heating and the accommodation comprises on the ground floor; entrance porch and hall with stairs to the first floor, extended lounge with fitted log burner and bi-fold doors leading out to the substantial garden, Kitchen which is fitted with a range of wall/base units, integrated appliances such as microwave, oven, washing machine and a ground floor cloakroom/W/C. To the first floor of the property lies a landing, a master bedroom with built in storage, a further double bedroom with built in storage and a three-piece shower room. Externally, the property benefits from a generous lawned gardens, planted borders, enclosed courtyard and paved patio, driveway, low maintenance front garden and further visitor parking across the lane.

The property is located within the sought after village of Burniston, where a variety of amenities lay at hand including, post office, eateries, public houses and schools. A little further afar lies a supermarket and a wider range of amenities.

This property would make an excellent first time buy/holiday let or alternatively for those looking to downsize/retire and early internal viewing is truly a must to appreciate the space and setting of this unique semi-detached home.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

GROUND FLOOR

Porch Entrance
8'3" x 4'9" max

Living Room & Sun Room
24'0" x 10'9" max

Kitchen
15'10" x 8'9" max

W/C
4'11" x 2'7" max

FIRST FLOOR

Landing
5'4" x 5'10" max

Bedroom 1
15'10" x 8'10" max

Bedroom 2
10'0" x 10'9" max

Bathroom
5'5" x 7'6" max

Externally

To the front of the property lies a low maintenance front garden, off-street parking for one vehicle with the potential to extend further and a further parking area for visitors. To the rear of the property lies a generous mature gardens with paved seating area and external workshop. The property also benefits from fantastic open aspect views across fields.

Details Prepared

AB070224 - Council Tax Band B



Interested? Get in touch:

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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

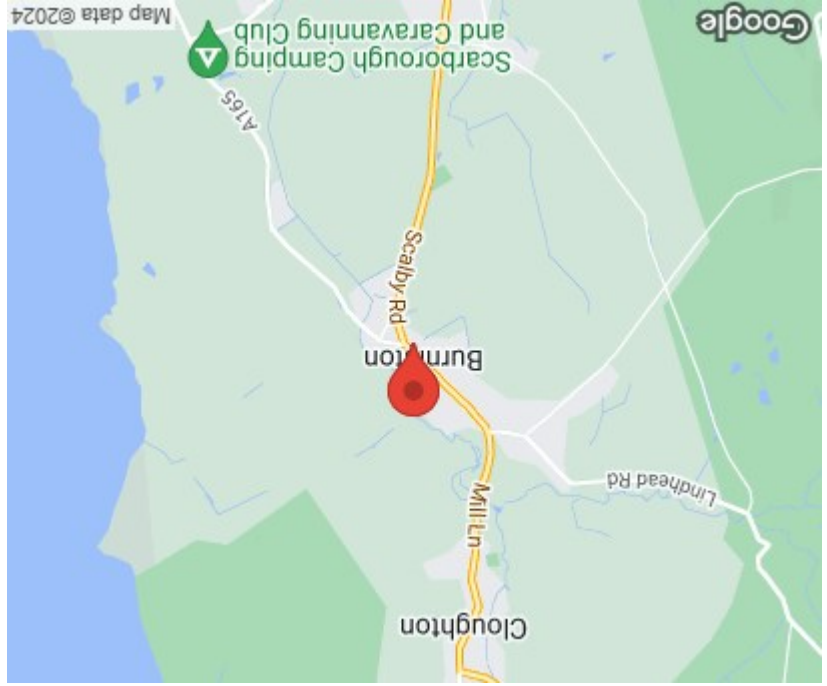


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO2 emissions	(1-20) G	
Current		Potential

Environmental Impact (CO₂) Rating

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		Potential

Energy Efficiency Rating



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