



16 Dale Rise, Burniston, Scarborough, YO13 0EG
Price Guide £270,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING/DINING ROOM
- DOWNSTAIRS WC AND SHOWER ROOM
- LAWNED REAR GARDEN WITH PAVED AREA
- OFF-STREET PARKING AND GARAGE
- GREAT SETTING WITHIN BURNISTON VILLAGE

Occupying a secluded CUL-DE-SAC setting within the sought after village of BURNISTON is this BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED HOME with a DOWNSTAIRS WC and SHOWER ROOM, a 28 FOOT LIVING/DINING ROOM, OFF-STREET PARKING, GARAGE and GARDENS.

The living arrangements comprise in brief on the ground floor; entrance hallway with built-in storage and stairs to the first floor, downstairs WC and shower room, door into the dining room which has an opening to the spacious living room with double doors out to the rear gardens and a modern kitchen fitted with a range of units. To the first floor of the property lies a landing space with doors to three bedrooms and a modern house bathroom. Externally, to the front of the property lies a driveway providing off-street parking and access to the detached garage. To the rear of the property lies enclosed lawned gardens with steps up to a paved seating area, ideal for entertaining.



This property is situated within a cul-de-sac in 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. Further amenities can be found in neighbouring villages and Scarborough itself.

Viewing is a must in order to fully appreciate this immaculate, semi-detached home. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
12'1" max x 8'10" max

Downstairs WC
5'10" x 2'3"

Lounge
16'8" x 10'9"

Dining Room
12'1" x 10'9"

Kitchen
14'5" max x 8'10" max

Shower Room
4'11" x 4'11"

FIRST FLOOR

Landing

Bedroom One
12'1" max x 10'9" max

Bedroom Two
10'9" max x 9'6" max

Bedroom Three
10'9" x 8'10"

Bathroom
7'10" x 5'6"

OTHER:

Externally
To the front of the property lies a driveway providing off-street parking for multiple vehicles and access to the detached garage. To the rear of the property lies an enclosed garden laid mainly to lawn with steps up to a paved seating area.

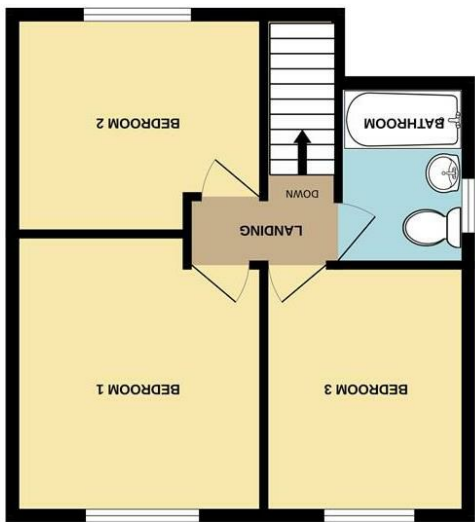
Details Prepared
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Interested? Get in touch:

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



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