



Low Garth South End, Burniston, Scarborough YO13 0HP
Offers In The Region Of £450,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPRESSIVE STONE BUILT THREE BEDROOM HOME
- MODERN FITTED KITCHEN/DINER
- PRIVATE LAWNED GARDENS, ORCHARD AND OFF-STREET PARKING
- WELL LOCATED WITHIN THE VILLAGE OF BURNISTON
- DOWNSTAIRS WC, TWO RECEPTION ROOMS AND MODERN HOUSE BATHROOM

This IMPOSING, STONE BUILT, THREE BEDROOM DETACHED FAMILY HOME occupies an enviable secluded setting in the heart of BURNISTON VILLAGE with PRIVATE LAWNED GARDENS, ORCHARD and OFF-STREET PARKING.

This modern, attractive home offers generous, well appointed living space throughout in the form of an entrance hall/utility with ground level WC, a generous lounge/diner with a feature fireplace and dual aspect windows. Also to the ground floor lies a spacious modern kitchen/breakfast room fitted with a range of wall and base units and a further family room/second reception room with stairs leading to the first floor. To the first floor of the property lies a landing with built in store cupboard, a master bedroom, two further double bedrooms and a modern four piece house bathroom. The property also benefits from uPVC double glazing throughout.

Externally, the property benefits from private lawned gardens with stone walled boundaries, an orchard, paved seating area, courtyard and off street parking. There is also a garden to the rear and the property benefits from having the addition of ample external storage sheds.

Being located within the popular Burniston village means the property affords excellent access to a wide range of amenities and attractions including local post office, a choice of popular eating and drinking establishments and Scarborough Rugby Club & Gym plus the property is on a regular bus route into town. The property is also within walking distance to the North York Moors National Park and is therefore well located for those with dogs or a passion for walking/biking. A little further afar lies both of Scarborough's beaches (North and South Bay), Robin Hood's Bay, Whitby and MUCH more!

This property is offered with NO ONWARD CHAIN. Internal viewing is a must to fully appreciate the space, setting and finish on offer with this beautiful home. To arrange your viewing please call our friendly team in the office on 01723 352235





ACCOMODATION

GROUND FLOOR

Entrance Hall/Utility
5'6" x 4'7" max

WC
5'6" x 3'3" max

Kitchen/Breakfast Room
18'0" x 12'5" max

Reception Room
18'0" x 12'9" max

Lounge/Dining Room
25'3" x 12'5" max

FIRST FLOOR

Landing

Bedroom 1
13'5" x 12'5" max

Bedroom 2
12'5" x 12'1" max

Bedroom 3
12'5" x 9'10" max

Bathroom
9'10" x 6'10" max

Store

Externally

To the side and rear of the property lies a stoned courtyard providing parking for multiple vehicles, extensive wrap around gardens laid mainly to lawn with orchard/vegetable plot, external seating area and multiple external storage units.

Details Prepared
AB050424



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

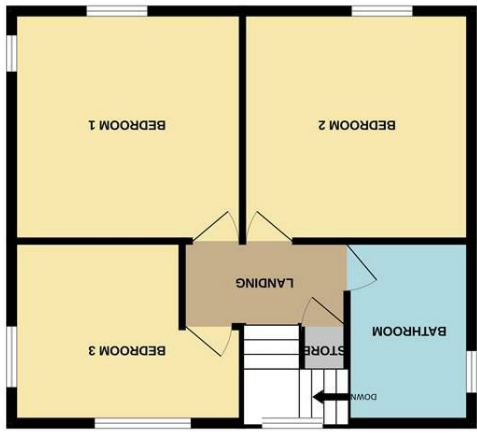
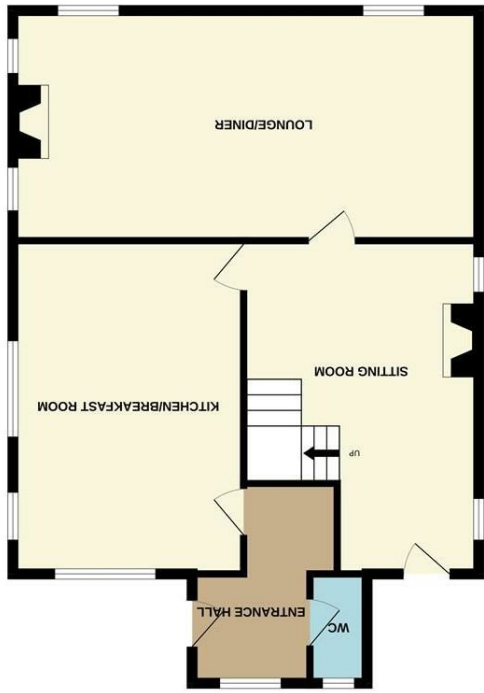
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 read 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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TOTAL FLOOR AREA : 1371 sq.ft. (127.3 sq.m.) approx.

