



Rose Cottage Bridge Close, Burniston, Scarborough, YO13 0HS

£440,000

- *DETACHED FAMILY HOME*
- *MODERN KITCHEN/BREAKFAST ROOM*
- *LARGE CONSERVATORY*
- *LAWNED GARDENS*
- *FOUR BEDROOMS*
- *SPACIOUS LOUNGE WITH FEATURE FIREPLACE*
- *DRIVEWAY*
- *TWO EN SUITE SHOWER ROOMS*
- *UTILITY ROOM AND DOWNSTAIRS W/C*
- *GARAGE*

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Andrew Cowen Estate Agents welcomes to the market a FANTASTIC OPPORTUNITY to purchase this DETACHED, FOUR BEDROOM FAMILY HOME set within the SOUGHT AFTER village of Burniston. This property is brought to the market in EXCELLENT ORDER throughout and offers TWO SIZABLE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, LARGE LAWNED GARDENS, DRIVEWAY and GARAGE.



Council Tax Band: E



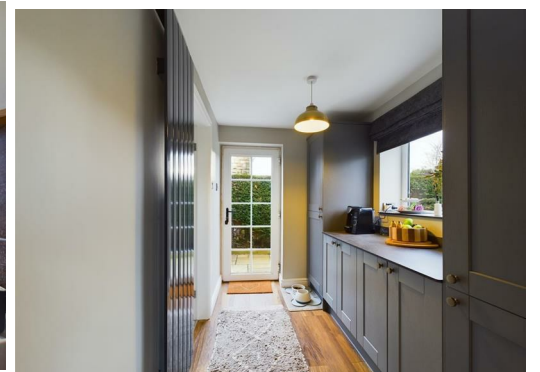
This sizeable, four bedroom detached property is offered to the market in fantastic order, comprising briefly; porch leading into the inner hallway which provides access to the spacious lounge with a feature fireplace, plus the modern, open plan kitchen/breakfast area boasting a range of integrated appliances including double oven and fridge freezer. From the kitchen, there is a sizable sun room to the rear overlooking the garden, making a fantastic entertainment space to enjoy. There is also a separate utility room with a range of base and wall units, ideal for storage purposes, plus a separate downstairs W/C. To the first floor, there are three good-sized double bedrooms and a further single bedroom, two of which are complete with en-suite shower rooms, plus a three-piece family bathroom suite.

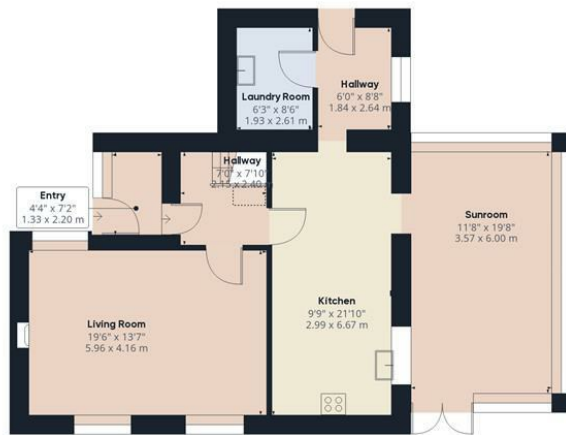
Externally, the property boasts a large, enclosed lawned garden with decked area and large patio area, ideal for outdoor dining. There is a driveway to the front of the property with parking for multiple vehicles and a stone built garage. This property would suit a number of buyers, including a growing family looking for their 'forever home'

To view this fantastic property, please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

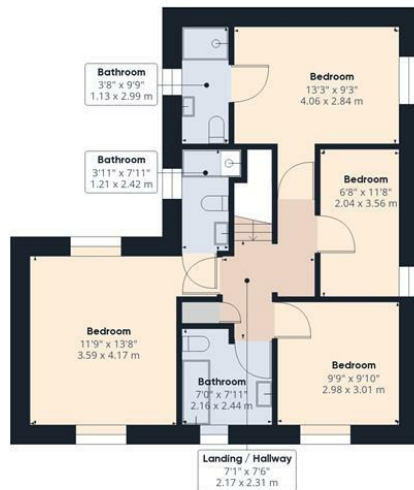








Floor 0



Floor 1



Approximate total area^m

1635.74 ft²
151.96 m²

Reduced headroom

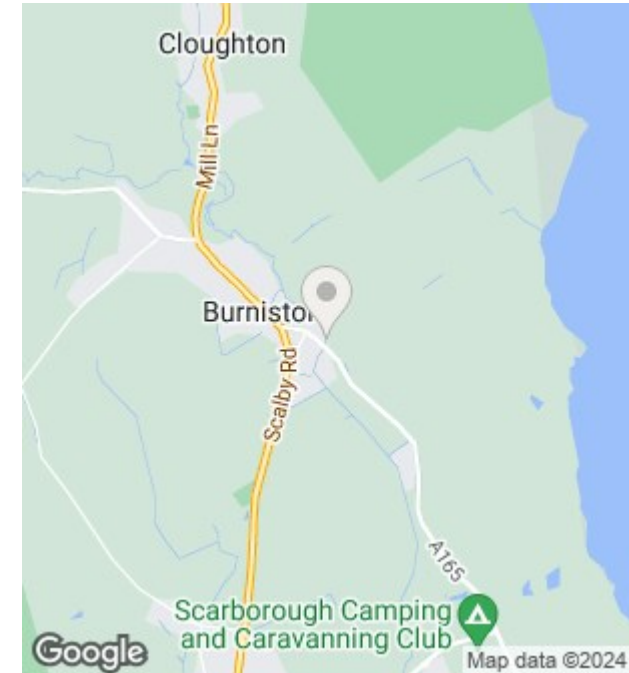
4.17 ft²
0.39 m²

Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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	