



36 Overgreen View

Burniston, Scarborough, YO13 0HZ

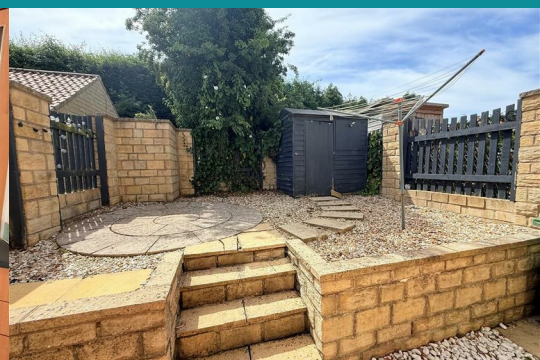
Guide Price £225,000



We are delighted to bring to the market this 3 bedroom, semi-detached house located on Overgreen View in the village of Burniston, close to the coast and transport links to Scarborough and Whitby.

When briefly described the property has 3 bedrooms, lounge/diner, modern kitchen, bathroom and a convenient cloakroom downstairs. The property benefits from gas central heating and an attractive hard landscaped rear garden.

Situation on a well established and popular estate in the well regarded village of Burniston, close to coastal walks, amenities such as primary school, village hall and pubs and with easy access to Scarborough and Whitby, we feel the property will appeal to a wide variety of purchasers. Sold with NO ONWARD CHAIN. Call our sales team on 01723 350077 to arrange your viewing.



FRONT PATH APPROACH

Leading to front door

KITCHEN

With a range of wall and base units, gas hob, electric oven, stainless steel sink, mixer taps, plumbed for automatic washing machine, space for fridge/ freezer and a window overlooking the front

LOUNGE

With a fire surround, gas fire, laminate floor, French doors leading out onto a patio area and a storage cupboard

DOWNSTAIRS CLOAKROOM

With a W.C, hand basin and a radiator

STAIRS TO FIRST FLOOR

BEDROOM ONE

With a radiator and a window overlooking the front

BEDROOM TWO

With radiator and window overlooking the rear

BEDROOM THREE

With radiator and window overlooking the rear

BATHROOM

With a three piece suite in white and a shower over the bath, radiator and a window

OUTSIDE

There is a lawned area at the front and a patio area and garden at the back.
Parking space at the rear of the property.

DIRECTIONS

What 3 Words
Moth. Sailor.Volunteered

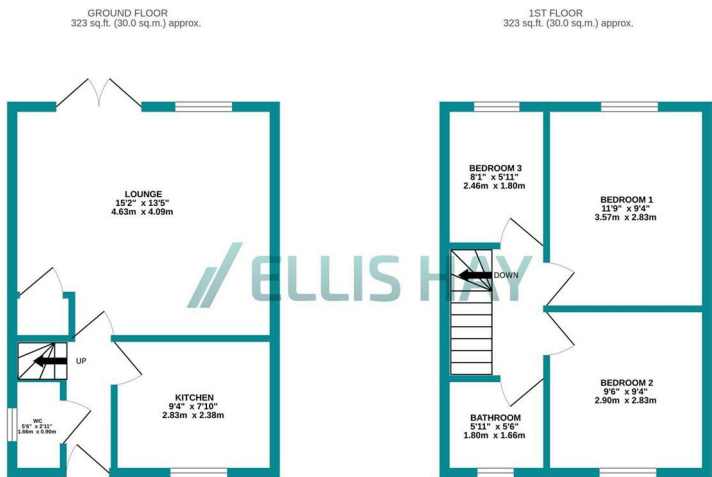
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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

Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 645 sq.ft. (60.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Measure with dimensions correct.

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