



HUNTERS[®]
HERE TO GET *you* THERE

Coastal Road, Burniston, Scarborough | Offers In The Region Of £190,000
Call us today on 01723 336760



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance Hall
UPVC double glazed front door to the side aspect, cupboard housing boiler, cupboard housing meters, radiator, loft access to insulated loft and power points.

Lounge
17'4" x 11'0"
UPVC double glazed window to the front aspect, two radiators, electric feature fireplace, TV point, telephone point and power points.

Kitchen
8'7" x 10'11"
Window to the rear aspect with secondary glazing, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, space for oven, radiator and power points.

Conservatory
3'11" x 9'9"
UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, UPVC double glazed window to the rear aspect, lino flooring, space for tumble dryer and power points.

Bedroom 1
11'11"x 9'9"
UPVC double glazed window to the front aspect, TV point, radiator and power points.

Bedroom 2
12'6" x 9'11"
UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

Bathroom
7'2" x 5'5"
Two UPVC double glazed opaque windows to the side aspect, walk in shower cubical with shower attachment, low flush WC, hand wash basin with pedestal and part tiled walls.

Front Garden
Mainly laid lawn with plant and shrub borders and driveway.

Rear Garden
Mainly laid to lawn with plant and shrub borders, outside tap, outside lights, side entrance and outdoor shed.

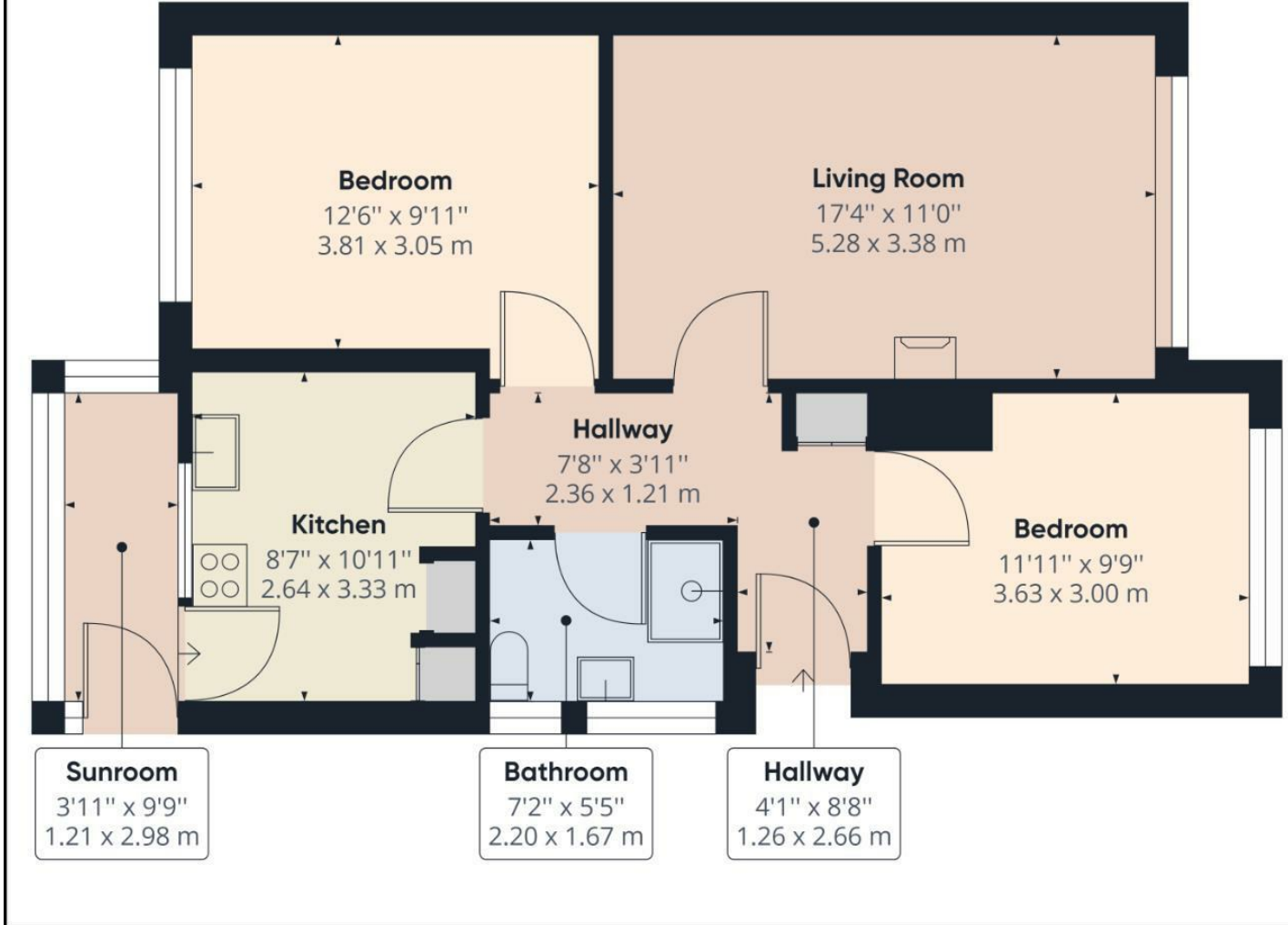
Agents Notes
Council Tax- C
EPC- D
Freehold

Hunters are proud to bring to the market this semi-detached Bungalow located in the HIGHLY SOUGHT AFTER peaceful village of Burniston offering TWO BEDROOMS, FRONT AND REAR GARDEN and OFF ROAD PARKING. This property is offered to the market with NO ONWARD CHAIN in need of modernization creating the perfect opportunity to put your own stamp on the property. Suitable for a range of buyers.

This fantastic living accommodation briefly comprises: entrance hall, lounge, kitchen, conservatory, family bathroom and two double bedroom and insulated loft space. To the outside of the home you are presented with a mainly laid to lawn front and rear garden and driveway creating off road parking.

Burniston is a quiet village approximately 3.5 miles from Scarborough. Local amenities include a village hall, primary school, garage, church with cafe, Post Office, local shop and two pubs. There is also a bus route leading in and out of the village.

This home is not one to miss, call now to arrange a viewing!



Approximate total area⁽¹⁾
683.93 ft²
63.54 m²

(1) Excluding balconies and terraces

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

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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