



The Green, Burniston
YO13 0HF

**Offers In Excess Of
£325,000**



HUNTERS®
HERE TO GET *you* THERE

The Green, Burniston

DESCRIPTION

Hunters are delighted to present this spacious double-fronted family home, offering generous accommodation across two floors, off-road parking to the side, a detached garage and a private rear garden with a paved seating area.

The ground floor features a bright and well-proportioned living room, a separate dining room and a modern kitchen with access to the utility room. There is also a welcoming hallway and a convenient downstairs WC.

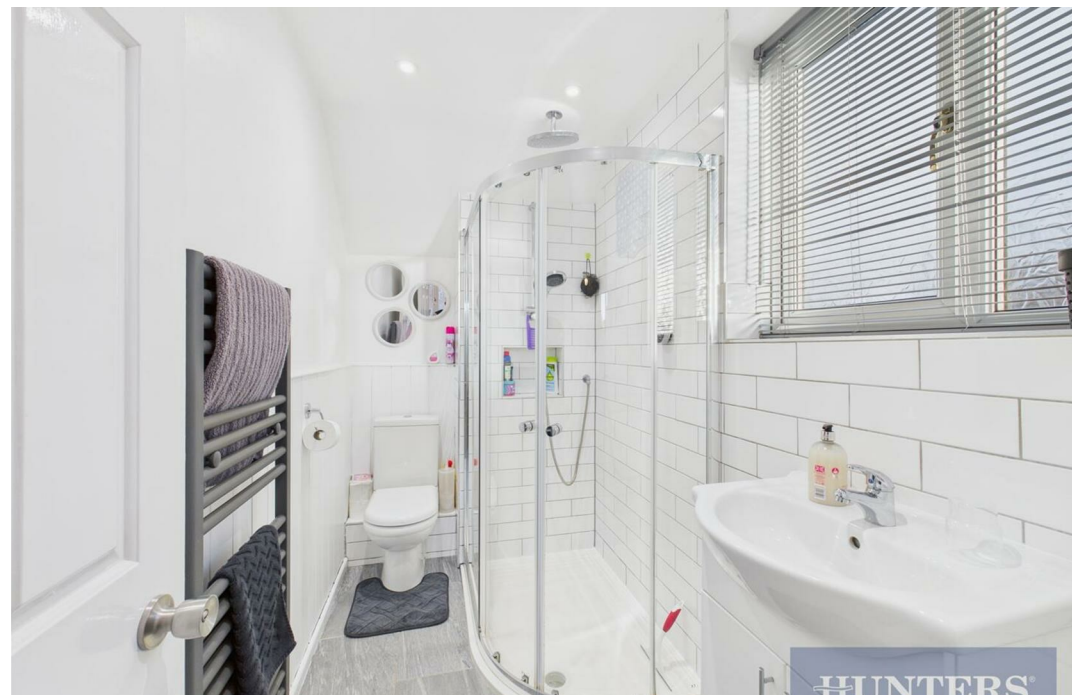
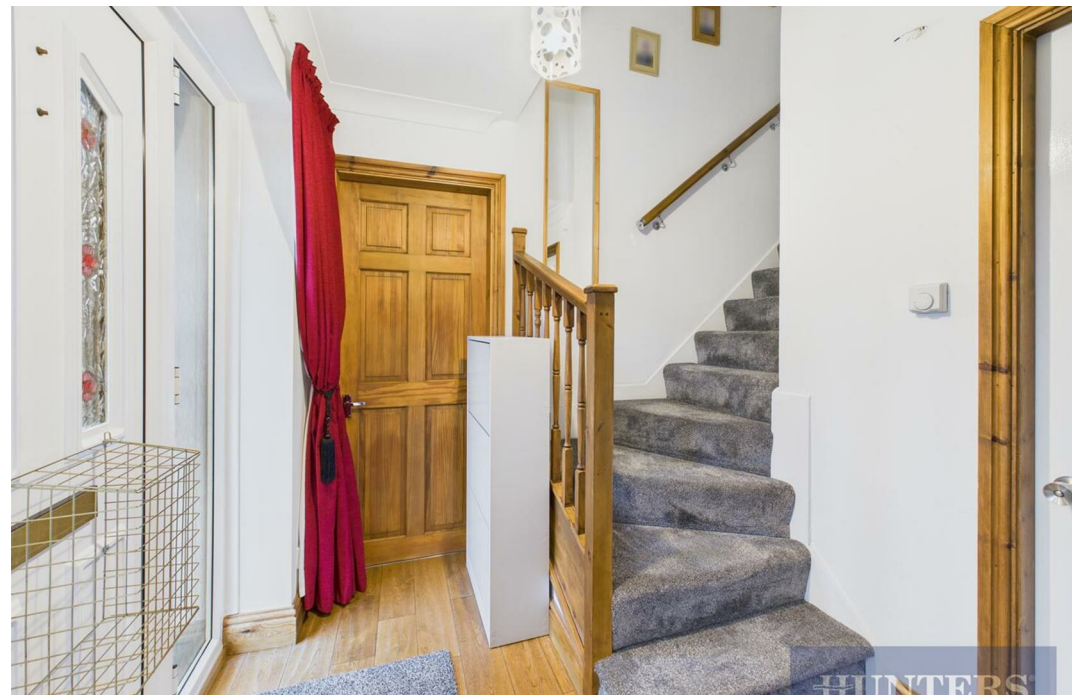
Upstairs, the property benefits from four bedrooms, including a master bedroom with its own ensuite, two further well-sized doubles and an additional bedroom ideal for a single room, nursery or home office. The first floor also includes a separate family bathroom, providing flexibility for busy households.

Externally, the property enjoys a good-sized rear garden with a paved area perfect for outdoor dining and entertaining. To the side of the property, there is off-road parking along with a detached garage offering excellent storage, workshop potential or secure parking.

Situated in the desirable village of Burniston, just north of Scarborough, this property offers a peaceful residential setting within easy reach of village amenities, popular pubs, scenic coastal walks and well-regarded schools. Scarborough town centre and its beaches are only a short drive away, making this an excellent location for families and commuters alike.

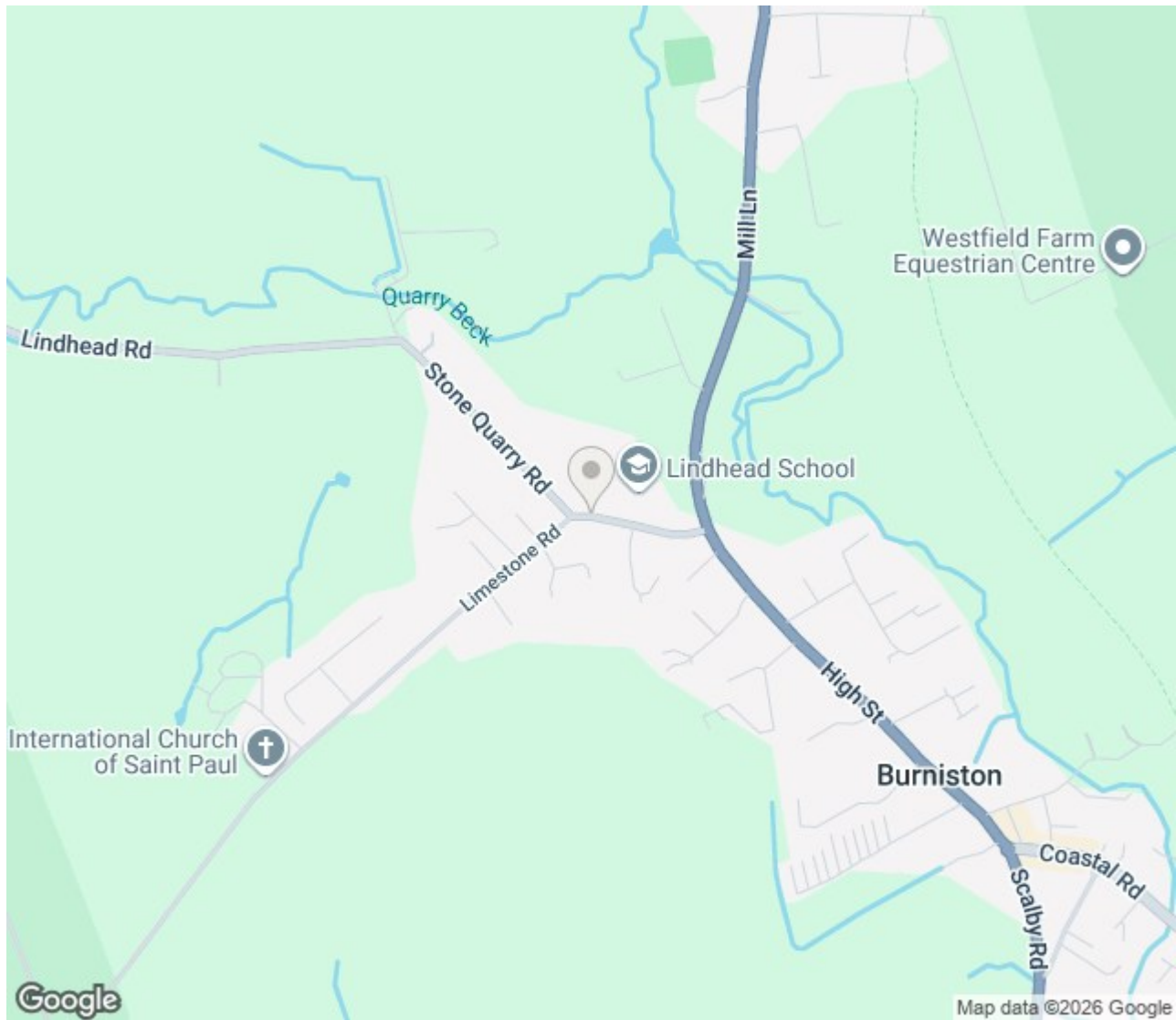
This well-proportioned home combines versatile living space with a fantastic village location, making it an appealing choice for a wide range of buyers. Early viewing is highly recommended to appreciate everything this property has to offer.












ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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.

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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.