



## Dale Close, Scarborough

- Three Bedrooms
- Garage With Car Port
- Village Location
- Ample Off Road Parking
- Front and Rear Gardens

**Offers In The Region Of £260,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Dale Close, Scarborough

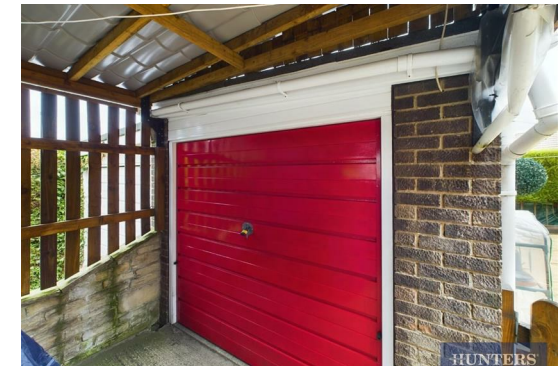
## DESCRIPTION

Hunters are proud to bring to the market this WELL PRESENTED SEMI DETACHED DORMER BUNGALOW offering THREE BEDROOMS and FRONT AND REAR GARDENS. Benefitting from AMPLE OFF ROAD PARKING, GARAGE WITH CAR PORT, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the ideal home for a range of buyers including couples and families.

This bright and airy abode briefly comprises of: Entrance hall leading to spacious living room with feature fireplace, kitchen with space for dining and downstairs WC. To the first floor you are presented with two double bedrooms, a single bedroom and family bathroom with three piece suite. To the outside you are welcomed by a low maintenance rear garden. To the front of the property you are greeted by a laid to lawn front garden, ample off road parking and garage with car port.

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.

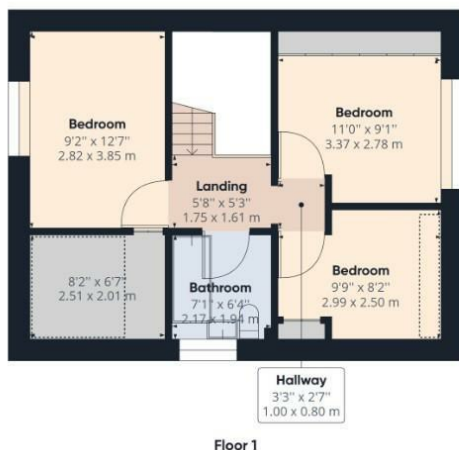
Call now to arrange a viewing to avoid disappointment.











**Approximate total area<sup>(1)</sup>**

1070.41 ft<sup>2</sup>  
99.44 m<sup>2</sup>

**Reduced headroom**

51.41 ft<sup>2</sup>  
4.78 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

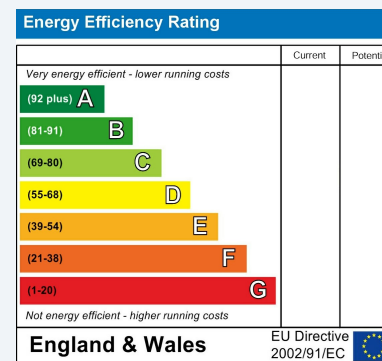
Reduced headroom  
(below 1.5m/4.92ft)

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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

## Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE