



## Dale Rise, Burniston, Scarborough, YO13 0EG

- Three Bedrooms
- One Living/Dining Room
- Garden
- One Bathroom
- Kitchen
- Garage & Parking

£950



# Dale Rise, Burniston, Scarborough, YO13 0EG

## DESCRIPTION

Discover this well-presented semi-detached home in Burniston, now available to rent.

This three-bedroom property offers a spacious living/dining room and a compact, modern kitchen with smart storage and appliances. Upstairs, you'll find three cosy bedrooms and a stylish bathroom with a walk-in shower.

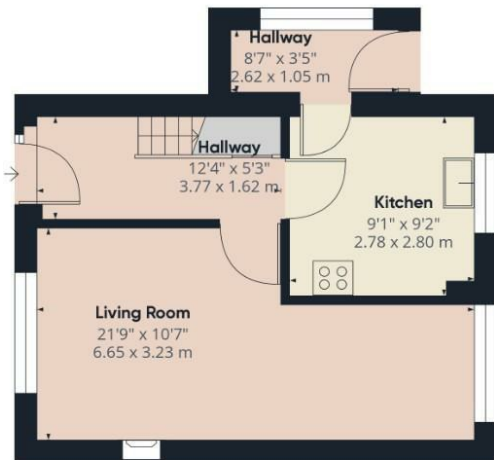
Outside, enjoy a private garden, garage, and driveway for convenient parking.

Located in the peaceful village of Burniston, just outside Scarborough, this home is close to local amenities, schools, and transport links.

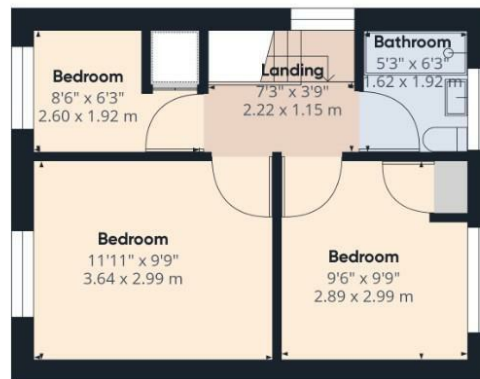
A great rental opportunity – contact us today to arrange a viewing.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
840.23 ft<sup>2</sup>  
78.06 m<sup>2</sup>

(1) Excluding balconies and terraces

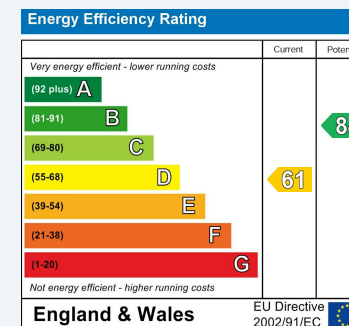
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

### Viewings

Please contact [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



33 Huntriss Row, Scarborough, North Yorkshire, YO11 2ED  
Tel: 01723 336760 Email: [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com) <https://www.hunters.com>

