



Dale Rise, , Burniston, YO13 0EG

£950



# Dale Rise, , Burniston, YO13 0EG

## DESCRIPTION

**\*PETS CONSIDERED\*** Welcome to Dale Rise, Burniston - a charming semi-detached house nestled in the tranquil and picturesque area of Burniston. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a bright and airy open plan living room, dining area, and kitchen - ideal for entertaining guests or simply relaxing with your loved ones. The property also features a well-maintained bathroom, ensuring your comfort and convenience.

One of the highlights of this lovely home is its beautiful spacious garden, complete with a patio area where you can enjoy al fresco dining or simply unwind amidst nature. Additionally, the property comes unfurnished, allowing you the freedom to decorate and personalise the space to your liking.

Convenience is key with this property, as it comes with its own garage, and a drive which provides parking for your vehicle and the garage provides extra storage space.

Don't miss out on the opportunity to view this charming house in Burniston . Embrace the peaceful surroundings and make lasting memories in this wonderful property.











Ground Floor



Floor 1

### 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.

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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
672.1 ft<sup>2</sup>  
62.44 m<sup>2</sup>

(1) Excluding balconies and terraces

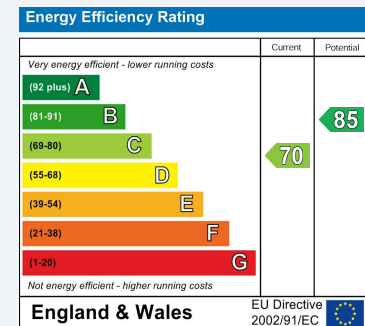
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.