



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



£450,000

BURWELL HOUSE, MAIN STREET, FOLKTON, SCARBOROUGH, YO11 3UH

- Detached House
- Envious Village Location
- Three Double Bedrooms
- Generous Living Space

DECEPTIVE IS THE WORD FOR THIS PROPERTY, BEHIND THE FRONT DOOR YOU ARE GREETED BY A BEAUTIFUL WELL-PROPORTIONED FAMILY HOME WITH ALL THE MODERN TRAPPINGS A GROWING FAMILY WILL NEED. RENOVATED THROUGHOUT TO A HIGH STANDARD WITH OPEN PLAN DINING KITCHEN, DUAL ASPECT LOUNGE WITH WOOD BURNING STOVE, FURTHER LARGE RECEPTION ROOM CURRENTLY HOUSING A POOL TABLE AND HOME CINEMA. LARGE GARDEN TO THE REAR OVERLOOKING OPEN COUNTRYSIDE AND DOUBLE GARAGE.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



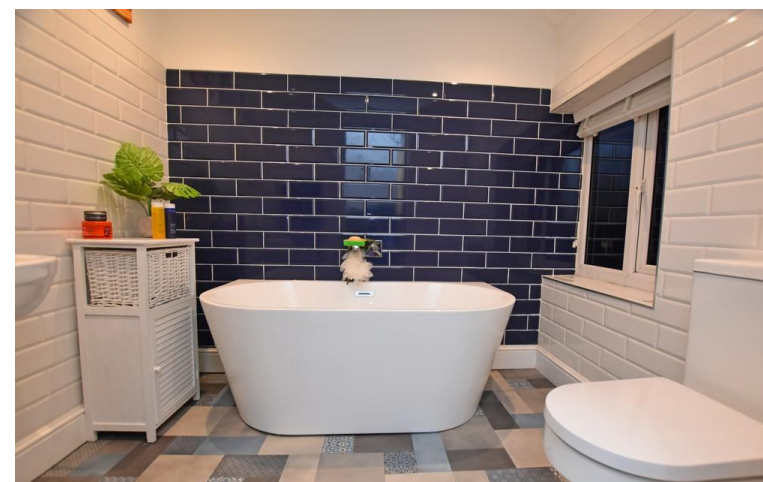
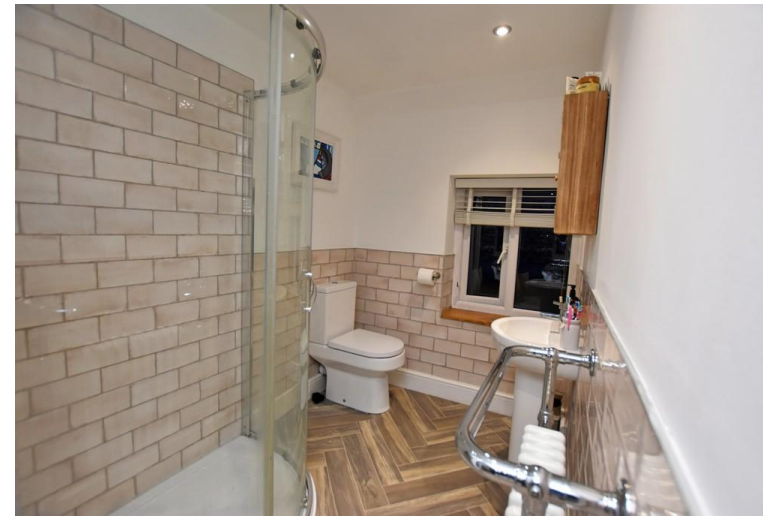
TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

The property when briefly described comprises entrance hall, dual aspect lounge, home cinema/entertainment room with man cave loft above, open plan kitchen diner, cloakroom and conservatory to the ground floor. On the first floor are three well-appointed double bedrooms master with en suite shower room, family bathroom and stunning views from the landing window, an ideal space for a window seat. Driveway to the side of the property leading to the double garage with light and power connected. Large lawned garden to the rear with paved patio.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
21' 4" x 11' 7" (6.5m x 3.53m)

CINEMA ROOM
19' 5" x 13' 6" (5.92m x 4.11m)

KITCHEN/DINER
19' 3" x 15' 8" (5.87m x 4.78m) max

CONSERVATORY
10' 7" x 10' 3" (3.23m x 3.12m)

CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM
13' 6" x 11' 7" (4.11m x 3.53m)
ENSUITE

BEDROOM
15' 6" x 10' 4" (4.72m x 3.15m) max

BEDROOM
11' 4" x 10' 5" (3.45m x 3.18m)

OUTSIDE

GARDENS

DOUBLE GARAGE