



£365,000

22 WOODS GROVE, BURNISTON, SCARBOROUGH, YO13 0JD

- Detached Dormer Bungalow
- Four Bedrooms
- Well Presented Throughout
- Garage And Gardens

AN ELEVATED DETACHED FOUR BEDROOM DORMER BUNGALOW WITH STUNNING COUNTRYSIDE VIEWS, SITUATED ON A QUIET CUL DE SAC IN THE LOVELY NORTH SIDE VILLAGE OF BURNISTON. A DIVERSE LAYOUT INTERNALLY ALLOWING THE NEW PURCHASER TO USE ROOMS AS THEY BEST SEE FIT, WELL APPOINTED GARDENS WITH PAVED PATIO AND POND, DETACHED GARAGE AND LONG DRIVEWAY.



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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.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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, front facing open plan, L shaped living kitchen diner, two ground floor bedrooms or further reception rooms and a modern shower room to the ground floor. On the first floor are two further bedrooms and a modern family bathroom. Well-appointed gardens to the front and rear, garage, timber shed and driveway.



GROUND FLOOR

ENTRANCE HALL

KITCHEN
11' 10" x 8' 10" (3.61m x 2.69m)

LOUNGE/DINER
17' x 11' 10" (5.18m x 3.61m)

SHOWER ROOM
5' 6" x 5' 5" (1.68m x 1.65m)

BEDROOM
11' 9" x 9' 7" (3.58m x 2.92m)

BEDROOM
9' 7" x 8' 10" (2.92m x 2.69m)

FIRST FLOOR

LANDING

BEDROOM
14' x 11' 10" (4.27m x 3.61m)

BEDROOM
11' 10" x 9' 7" (3.61m x 2.92m)

BATHROOM
7' 4" x 5' 6" (2.24m x 1.68m)

OUTSIDE

GARAGE

GARDENS