







£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.





TIPPLE UNDERWOOD ESTATE AGENTS

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Agents vote. Writist every care has been taken to prepare these sates particulars, they are for guidance purposes only. All measurements are approximate are 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 672 sq.ft. (62.4 sq.m.) approx.

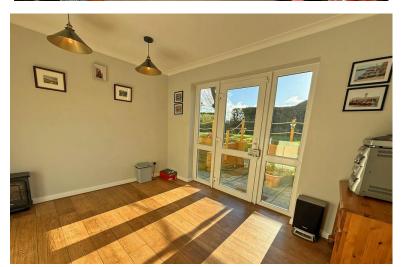
1ST FLOOR 496 sq.ft. (46.1 sq.m.) approx.











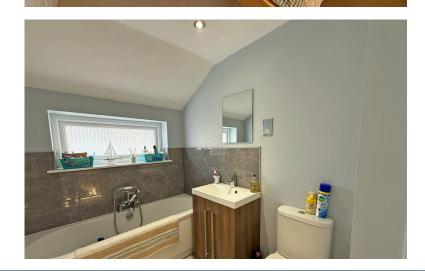
Property Description

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 $11'10" \times 8'10" (3.61m \times 2.69m)$

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

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

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

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

FIRST FLOOR

LANDING

BEDROOM $14' \times 11' 10'' (4.27m \times 3.61m)$

 $11'10" \times 9'7" (3.61m \times 2.92m)$

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

OUTSIDE

GARAGE

GARDENS