



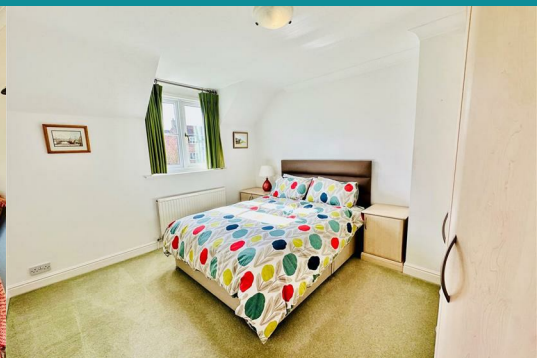
## 8a Limestone Road

Burniston, Scarborough, YO13 0DG

**Guide Price £280,000**



We are delighted to offer to the market this 4 bedroom link-detached property in the heart of the popular village of Burniston, close to the Lindhead Primary School with an Ofsted Rating of Good, local sporting and community facilities and transport links both to Scarborough and Whitby. The property itself has been well maintained and benefits from modern combi boiler, UPVC double glazing, rear garden and garage. When briefly described the property has a modern kitchen that has been designed with the keen cook in mind with tambour units, plenty of storage and breakfast area. Also on the ground floor is a dining room and dual aspect lounge with patio doors to the garden, and a convenient WC. Upstairs are 2 double bedrooms overlooking the front of the property and 2 rear bedrooms with a family bathroom. You will find fitted storage in 3 of the bedrooms. Sold with NO ONWARD CHAIN, we urge you to call our friendly sales team today to arrange a viewing of your next home.





## Front Entrance

Steps up to the UPVC door

## Hallway

## Lounge

Dual aspect room with UPVC window overlooking the front and patio doors giving access to the rear garden. Overhead lighting and wall lights, coving and radiator. Feature fireplace.

## Dining Room

Front facing UPVC window, overhead light, coving and radiator. Understairs cupboard.

## Kitchen/Diner

With range of wall, base, drawer units including 2 hinged corner units and 2 tambour units with sockets within. Integrated hob and extractor fan over, and integrated electric oven. Integrated fridge, washing machine and dishwasher. Co-ordinating worktop which incorporates a lower breakfast bar, stainless steel sink unit and tiled splash back. Dual aspect UPVC windows. Overhead light, coving and radiators.

## Rear Hallway

Overhead light and radiator. UPVC door giving access to the rear garden.

## WC

WC and handbasin. Overhead light and extractor fan.

## Bedroom 1

Double bedroom with UPVC window overlooking the front, overhead light, coving and radiator. Built in wardrobe.

## Bedroom 2

UPVC window overlooking the front of the property. Overhead light, coving and radiator. Large storage cupboard with rail which also houses the combi boiler.

## Bedroom 3

Rear facing bedroom with UPVC window, overhead light and radiator. Fitted wardrobe with cupboards over.

## Bedroom 4

UPVC window overlooking the rear of the property. Overhead light and radiator.

## Bathroom

Rear facing frosted UPVC window. 3 piece suite comprising P shaped bath with electric shower over, hand basin and WC.

## Outside

At the front of the property, there is a dry stone wall and mature borders and off road parking space.

At the rear of the property is a lawned area, hard landscaped patio areas, mature borders, shrubs and trees. There is an outside tap.

## Garage

Shared driveway. Parking at the front of the garage.

## Directions

What 3 Words

Faded.Smiled.Rate

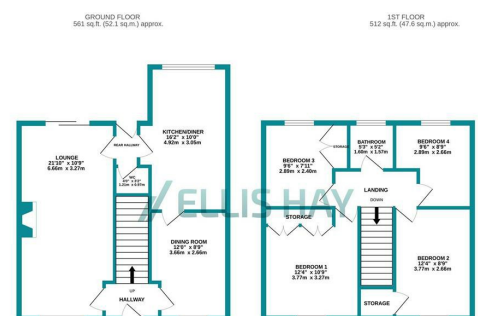
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: E

## Tenure: Freehold



TOTAL FLOOR AREA: 1077 sq ft (99.6 sq m) approx.  
When every effort has been made to ensure the accuracy of the floor plan information, measurements of floor areas, room lengths, heights and other dimensions are approximate and should not be relied upon for any purpose. The correct, current and complete floor plan should be used for all purposes.

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