



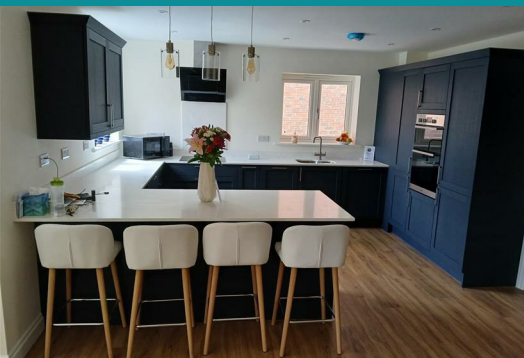
Plot 2 Limestone Grove

Burniston, Scarborough, YO13 0DH

Guide Price £395,000



We are delighted to offer to the market this 3 bedroom detached property in the highly desirable village of Burniston. The downstairs has a large kitchen/dining room with lounge area spanning the width of the property and a separate lounge at the front with utility room and cloakroom. Upstairs the main bedroom looks out over to open countryside and has an ensuite bathroom. There are 2 further bedrooms and a family bathroom. The property will be built to a high standard with an expected completion in Summer 2024, we invite you to reserve your wonderful new home today. Call us on 01723 350077 to arrange your viewing.



Entrance

Covered entrance way

Hallway

Lounge

Front facing room.

Kitchen/Diner

Range of modern units and appliances. UPVC windows and Patio Doors leading to the rear garden.

Utility Room

Access to the side of the property .

Cloakroom

Bedroom 1

Spanning the rear of the property with en suite bathroom.

Bedroom 2

UPVC windows overlooking the front of the property.

Bedroom 3

UPVC windows overlooking the front of the property.


Bathroom

Outside

Driveway leading to integral garage with electric door, power and light. Facility for an electric charging point. Access at both sides of the property to the enclosed rear garden.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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:

Tenure: Freehold

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