



5 Dale Avenue

Burniston, Scarborough, YO13 0EQ

Guide Price £450,000



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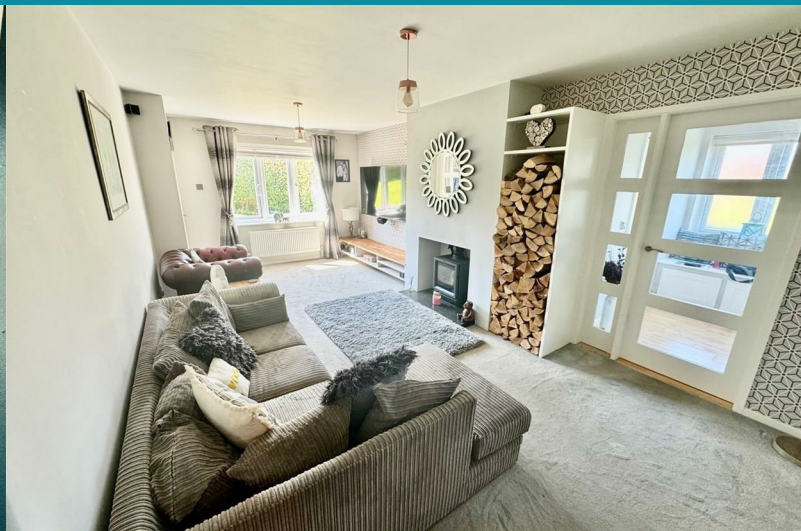
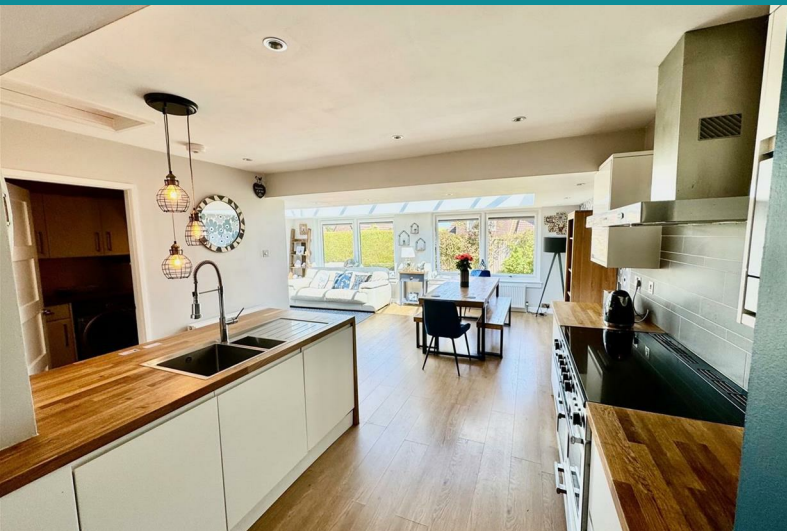
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Entrance

UPVC door leading to entrance hallway.

Family Room

12'0" x 9'6" (3.68 x 2.92)

Front facing UPVC window, overhead light and radiator. Built in storage cupboard.

Lounge

20'9" x 10'9" (6.34 x 3.29)

Front Facing UPVC window, overhead light. Wood burning stove with built in storage for wood. Glass door leading to.

Hallway

Built in storage seat under UPVC window overlooking the side of the property.

Bedroom 1

12'4" x 10'9" (3.76 x 3.28)

Overhead light, feature upright radiator and UPVC doors leading to the garden.

En Suite

8'8" x 3'3" (2.66 x 1.01)

WC, hand basin with vanity storage and Shower cubicle.

Study/Bedroom 5

9'4" x 7'8" (2.86 x 2.34)

Currently used as dressing room, this would make an ideal study or single bedroom.

Kitchen/Diner

19'4" x 12'9" (5.9 x 3.9)

Modern kitchen with wall and base units with co-ordinating worktop and tiled splashback. Peninsular worktop with base units below, Stainless Steel one and a half sink unit and feature lighting over. Spaces for Range cooker and stainless steel extractor fan over. Space for a freestanding American style Fridge/Freezer.

Utility

8'8" x 6'10" (2.66 x 2.10)

With range of wall, base and larder units. stainless steel sink unit and tiled splashback. Spaces for washing machine and tumble dryer. Radiator.

Sun Room

21'8" x 10'11" (6.61 x 3.34)

Open space from kitchen, tri-fold doors, UPVC windows, overhead spotlights and radiator. Lantern roof window.

WC

5'7" x 3'9" (1.72 x 1.16)

WC with push button, includes hand basin and finished with laminate flooring.

Bedroom 2

11'1" x 10'11" (3.38 x 3.34)

Front facing double bedroom with UPVC windows. Fitted wardrobes with sliding doors, overhead lighting and radiator.

Bedroom 3

9'4" x 8'5" (2.85 x 2.57)

Rear facing room with UPVC windows, overhead lighting and radiator.

Bedroom 4

12'0" x 10'5" (3.68 x 3.18)

Front facing double bedroom with UPVC windows. Fitted wardrobes with overhead lighting and radiator.

Bathroom

8'5" x 7'6" (2.58 x 2.31)

Wall hung basin with tap mixer and pull out drawer and large mirror. Close coupled WC and bath with hand held shower. Walk in shower with concealed settings and tiled wall. Tiled floor and walls around bath, spotlights and frosted UPVC windows overlooking the rear of the property.

Garage

Double Garage currently split as garage and home gym.

Outside

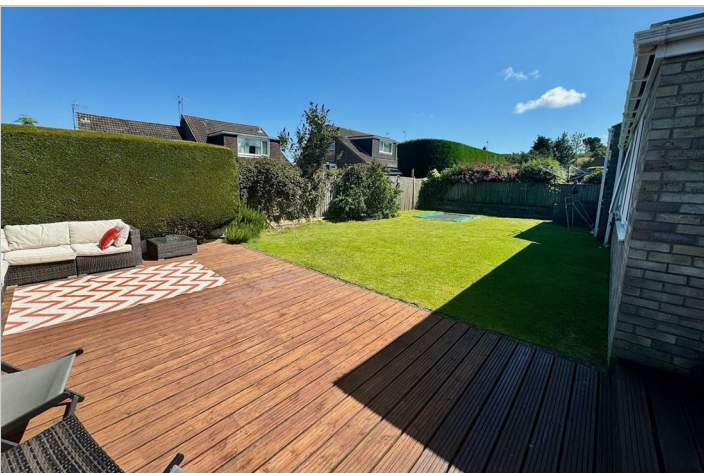
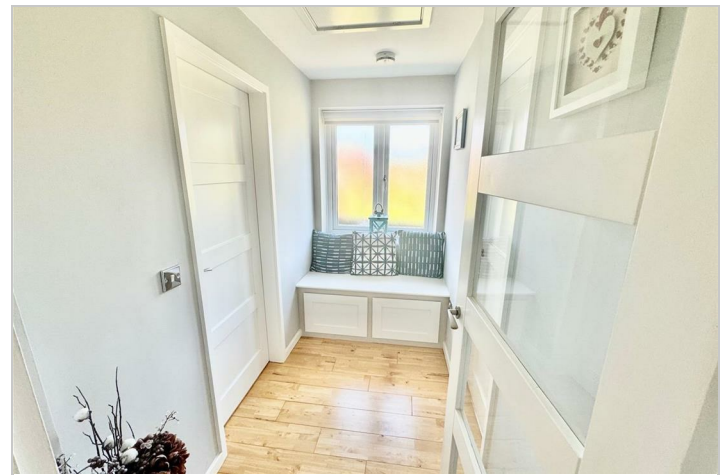
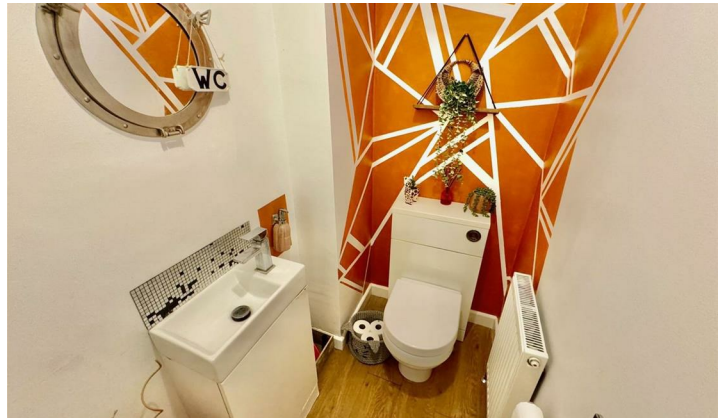
Rear garden with decking area, lawn, mature hedges and borders.

Directions

What 3 Words

Moon.hang.empty

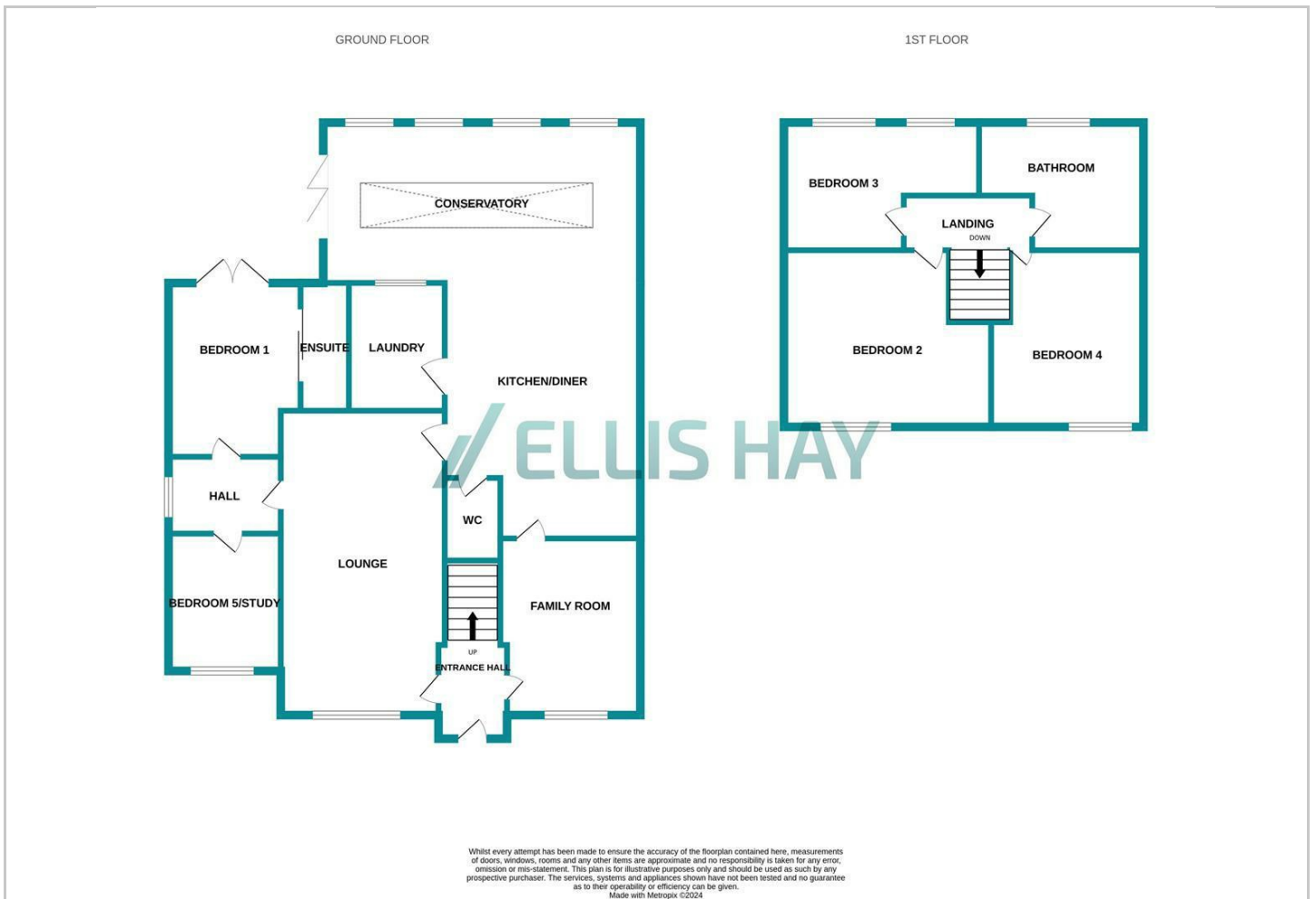
Tel: 01723 350077



Hybrid Map



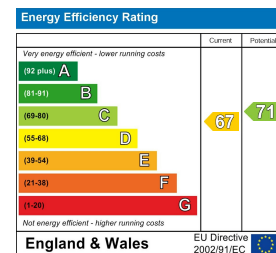
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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