



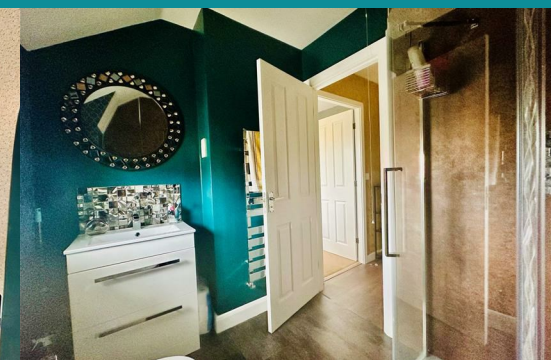
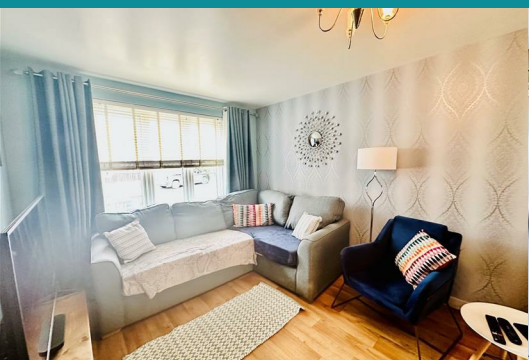
52 Overgreen View

Burniston, Scarborough, YO13 0HZ

Price Guide £218,000



We are delighted to bring to the market this 3 BEDROOM TERRACED House in the heart of the popular village of BURNISTON. When briefly described the property has a modern kitchen diner with open plan access to the lounge, 2 double bedrooms, one with en suite and a further single bedroom. The family bathroom boasts a generous corner shower, and there is a cloakroom downstairs. The rear garden is enclosed and pleasantly hard landscaped to provide seating areas and at the front there is off road parking. Call now for a viewing at your earliest opportunity.



Entrance

2 Steps leading to UPVC front door with Storm Porch over.

Hallway

Overhead light and radiator. Understairs cupboard.

Lounge/Diner

Front facing UPVC window, overhead light and radiator. Open access to

Kitchen

With range of wall, base and drawer units with feature basket drawers, co-ordinating worktop, tiled splashback and stainless steel sink unit. Integrated double oven, 5 burner gas hob with stainless steel splashback and extractor fan over. Spaces for washing machine, tumble dryer, dishwasher and fridge/freezer. UPVC window overlooking the rear and UPVC French Doors giving access.

Cloakroom

WC, Washbasin with vanity unit, overhead light and radiator. Frosted UPVC window overlooking the front of the property.

Bedroom 1

Front facing UPVC window, overhead light and radiator.

En Suite

Wash basin with tiled splashback, WC and shower enclosure with bar mixer shower. Radiator and overhead light.

Bedroom 2

Rear facing UPVC window, overhead light and radiator.

Bedroom 3

Rear facing UPVC window, overhead light and radiator.

Bathroom

Corner Shower enclosure, WC and Bidet. Wash hand basin with vanity unit below and feature tiled splashback. Overhead light and towel rail radiator.

Outside

To the front of the property there is a hard landscaped parking space and lawn.

To the rear of the property is an enclosed garden with hard landscaped areas and decked seating area. Gated access to the rear lane which provides access to the front of the property.

Directions

What 3 Words

Opera.Flute.Chief

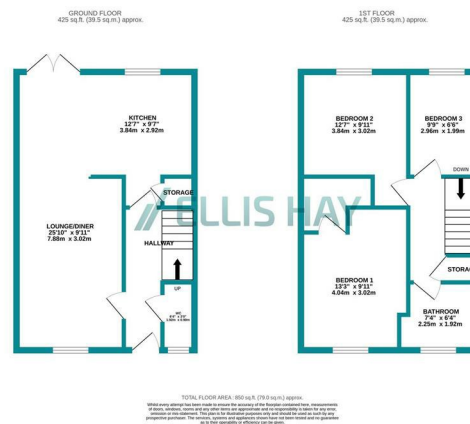
Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | 76 | |
| (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: C

Tenure: Freehold



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