



Scalby Road, Burniston, Scarborough
YO13 0HN

Offers In Excess Of
£350,000



Scalby Road, Burniston, Scarborough

DESCRIPTION

*** NO ONWARD CHAIN***

Hunters Exclusive are proud to bring to the market this spacious, well-presented DETACHED bungalow. Located in a GENEROUS PLOT in the highly sought-after village of Burniston, with far-reaching views to the front and back. The property offers FOUR DOUBLE BEDROOMS across the ground and first floors, one en-suite, a large lounge and dining area, modern kitchen and family bathroom. UPVC double glazing and gas central heating throughout. The property has ample off-road parking, double garage, large patio and lawned garden with pond.

To the ground floor the property comprises: entrance hall, large lounge/diner, modern kitchen with integrated appliances, family bathroom, two double bedrooms with one en-suite. The first floor is constructed as two double bedrooms and a study. Outside, the property benefits from generous front and rear gardens. The front is accessed via electric gates, primarily laid to lawn, with an extended driveway and turnaround providing parking for multiple vehicles. The rear has a generous patio area, large garden pond, vegetable patch and lawned area. There is an abundance of garden storage, including double garage with spacious attic and shed.

Burniston is a quiet village approximately 3.5 miles from Scarborough. Local amenities include a village hall, primary school, garage, church with cafe, Post Office, local shop and two pubs. There is also a bus route leading in and out of the village.

Call now to arrange a viewing to avoid disappointment.



ROOMS

Entrance Hall
11'11" x 3'7"
uPVC door

Large Lounge/Diner
25'2" x 13'6"
Large panoramic uPVC window to the front, uPVC sliding patio doors to the rear.

Inner Hallway
6'9" x 9'5"
Fixed corner stairwell leading to the first-floor landing, under the stairs cupboard.

Kitchen
16'4" x 16'8"
L-shaped modern kitchen with cream gloss units, roll top work surfaces, tiled splash back and sink/drain. Integrated dishwasher, gas oven, gas hobs and extractor hood, microwave, tall fridge/freezer and additional tall freezer. Plumbed for washing machine. Rear uPVC door providing access to the garden.

Family Bathroom
6'9" x 6'6"
Four-piece bathroom suite, with corner bath, shower cubicle, WC and basin. Fully tiled walls and floor.

Bedroom 1 and En-Suite
10'2" x 9'2"
Floor-to-ceiling mirrored fitted wardrobes. En-suite comprising corner steam shower, WC and basin with fully tiled walls and floor.

Bedroom 2
10'3" x 12'2"
uPVC French doors accessing the side garden.

First Floor landing
3'9" x 5'7"
Velux window to the rear aspect.

Bedroom 3
Velux window to the front aspect provide a light airy space with far-reaching views of Scarborough Castle.

Bedroom 4
Velux window to the rear aspect with open countryside views.

Study
12'7" x 6'5"
Accessed via bedroom 4, with Velux window and access to eaves storage.

Outside
Fully fenced to the sides with established hedge to the front and rear. CCTV fitted to the front and rear and home alarm system.

Rear Garden
Mainly laid to lawn, low maintenance rear garden, vegetable patch, patio area, feature pond and shed including a pond filtration system, power and lighting. Open fields to the rear.

Double Garage
Double garage with spacious attic space, electric up and over doors, fitted storage cabinets and vehicle inspection pit. Fitted throughout with power sockets and lighting.

Front Garden
Electric gates to the front, extended driveway and turnaround providing off-road parking for multiple vehicles or storage for caravan/motorhome. Grassed area with established hedge to the front.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1510.98 ft²
140.37 m²

Reduced headroom

223.44 ft²
20.76 m²

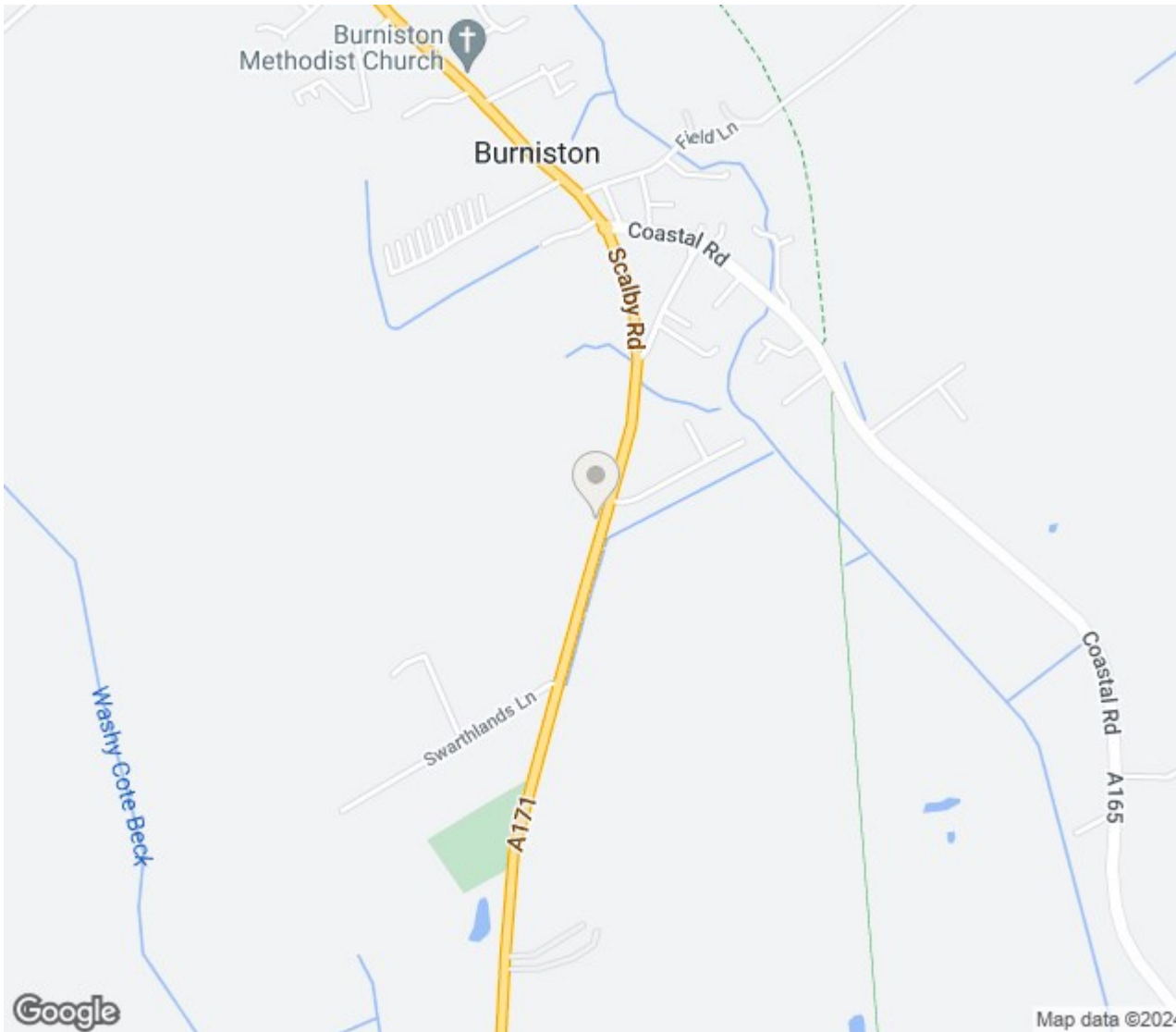
(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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