



Cross Lane, Scarborough, , YO13 0HU

£375,000

HUNTERS®

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EXCLUSIVE



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Hunters Exclusive are excited to bring to the market this FANTASTIC DETACHED BUNGALOW located in the HIGHLY SOUGHT AFTER VILLAGE OF BURNISTON boasting THREE BEDROOMS, TWO BATHROOMS, ATTRACTIVE GARDENS, GARAGE with WORKSHOP AND OFF ROAD PARKING creating the ideal home for A RANGE OF BUYERS perfect for a PERMANENT RESIDENCE or SECOND HOME.

This bright and airy abode briefly comprises of: entrance hall leading to the spacious lounge benefiting from a feature fireplace and double French doors leading to the rear garden, modern fitted kitchen benefiting from integrated appliances, three generous sized bedrooms, with the master benefiting from an en-suite shower room and a further family bathroom. To the outside you are welcomed by a mainly laid to lawn front and rear gardens offering off street parking and garage with workshop.

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.

This incredible property is not one to miss, call the office now to arrange a viewing!





Entrance Hall

UPVC front door, UPVC double glazed window to the front aspect, laminated wood style floor, radiator, loft access and power points.

Lounge

Two UPVC double glazed windows to the side aspect, UPVC double glazed French doors to the side aspect, radiator, feature fireplace, TV point and power points.

Kitchen

UPVC double glazed window to the side aspect, laminate wood style flooring, radiator, range of wall and base units with wooden work surfaces, tiled splash back, sink and drainer unit, integrated fridge/freezer, electric oven, gas hob, extractor hood and power points.

Bedroom 1

Two UPVC double glazed windows to the side aspect. radiator and power points.

En-Suite

UPVC double window to the side aspect, heated towel rail, spotlights, tiled floor, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, fully tiled walls and extractor fan.

Bedroom 2

UPVC double glazed window to the side aspect, radiator and power points.



Dining Room/ Third Bedroom

UPVC double glazed window to the side aspect, radiator and power points.

Bathroom

Heated towel rail, tiled floor, fully tiled walls, extractor fan, three piece bathroom suite comprising of: panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal.

Garden

Mainly laid to lawn, patio area and outside lights.

Garage

Electric door, workshop with UPVC double glazed opaque window to the front aspect and power and lighting.

Workshop

UPVC double glazed opaque window to the front aspect, power and lighting.

Parking

Parking for two vehicles.

Material Information Scarborough

Tenure Type ;freehold

Council Tax Banding; D





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1177.68 ft²
109.41 m²

(1) Excluding balconies and terraces

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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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	