



**Burton Terrace, Scarborough**  
YO13 9QE

**Offers In Excess Of  
£450,000**



# Burton Terrace, Scarborough

## DESCRIPTION

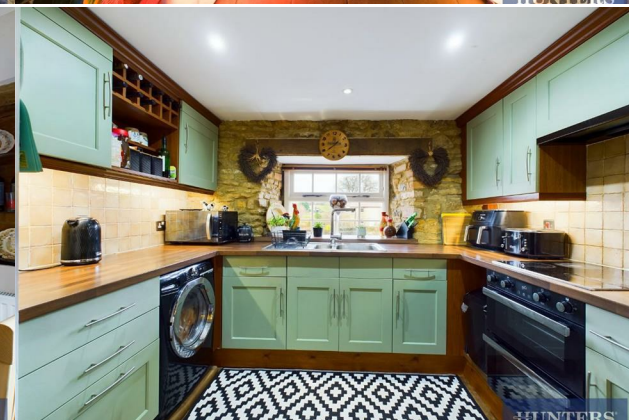
Hunters Exclusive are proud to bring to the market this UNIQUELY CHARMING semi-detached cottage with separate SUCCESSFUL HOLIDAY COTTAGE located in the PICTURESQUE village of Ruston offering TWO BEDROOMS, A MULTITUDE OF CHARACTER FEATURES, AMPLE OFF ROAD PARKING . Benefitting from DOUBLE GLAZING AND OIL CENTRAL HEATING and an ABUNDANCE OF OUTSIDE SPACE WITH FIELD VIEWS creating the ideal property for a range of buyers.

This fantastic abode briefly comprises of: entrance vestibule with character feature door leading to lounge with original features and log burner and modern kitchen with character features and space for dining. To the first floor you are welcomed by two spacious double bedrooms both overlooking the extensive garden and family shower room with three piece suite. To the outside of the property you are greeted with two patio areas, perfect for alfresco dining, large laid to lawn garden and ample off road parking. There is a wealth of outdoor storage including double shed/workshop with potential to be an outside bar and large storage shed.

The holiday cottage briefly comprises of: modern open plan living room/kitchen with space for dining, double bedroom with character beams and en suite shower room. To the outside is a seating patio area and hot tub area.

Ruston is a sought after estate village that has been maintained by the local estate set on the edge of the North York Moors National Park. Less than half a mile away is the village of Wykeham with a church, tea rooms, primary school and The Downe Arms Country House Hotel. In addition is Wykeham cricket club, fishing lakes and water park offering a number of activities. Sawdon Pines Golf club is about two miles away. Brompton by Sawdon is about one and a half miles distant and has an award winning butchers, public house, primary school, tea rooms and a weekly post office, thriving village hall offering a number of activities and a church.

Call the office today to arrange a viewing!



# ROOMS

## Main House

### Entrance Vestibule

UPVC door to the side aspect, double glazed wooden window to the rear aspect and radiator.

### Lounge

Double glazed wooden bay window with window seat to the rear aspect, double glazed wooden window with window seat to the side aspect, feature beams, understairs storage housing boiler, stone feature wall, log burner, TV point, telephone point, stairs to first floor landing and power points.

### Kitchen/Diner

Double glazed wooden window with window seat to the rear aspect, double glazed wooden window to the front aspect, vinyl flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbing for washing machine, space for fridge/freezer, electric oven, electric hob, extractor hood, stone feature wall, TV point, feature beams, space for dining and power points with USB ports.

### First Floor Landing

Double glazed wooden window to the side aspect.

### Bedroom 1

Double glazed wooden windows to the side and rear aspects, two radiators, fitted cupboard, loft access, telephone points, TV point and power points.

### Bedroom 2

Double glazed wooden window to the rear aspect, fitted wardrobes, radiator, TV point, loft access and power points.

### Bathroom

Double glazed opaque wooden window to the front aspect, heated towel rail, laminate flooring, fully tiled walls, extractor fan and three piece suite comprising

of: fully tiled shower cubical with electric shower, low flush WC and wash hand basin with pedestal.

### Garden

Mainly laid to lawn garden with plant and shrub borders, two patio areas, field views, outside tap, outside lights and double shed/workshop with potential to be turned into outside bar.

### Store Room

Power, lighting, hot water and boiler for holiday cottage.

### Parking

Ample off road parking.

## Holiday Cottage

### Kitchen/Lounge

UPVC double glazed bi-folding doors to the rear aspect, laminate laid to wood flooring, radiator, TV point, electric feature fireplace, range of wall and base units with roll top work surface and baseboard lighting, sink and drainer unit, extractor hood, electric oven, electric hob, under cupboard lighting, integrated washer/dryer, integrated fridge, space for dining and power points.

### Bedroom

Two UPVC double glazed windows to the rear aspect one benefitting from window seat, laminate laid wood flooring, TV point, radiator, feature beams and power points.

### Ensuite Shower Room

Heated towel rail, extractor fan and three piece suite comprising of: fully paneled enclosed shower cubical with rainfall shower, low flush WC and wash hand basin with pedestal.

### Outside Space

Patio area with seating, hot tub area, outside lighting and outside tap.

## Agents Notes

Council Tax- C

Freehold

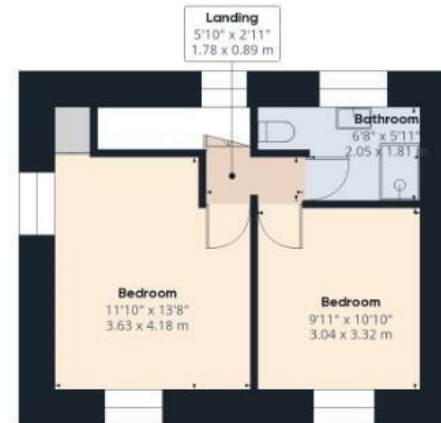
Main House- Oil Central Heating

Holiday Cottage- Bottled Gas Heating





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

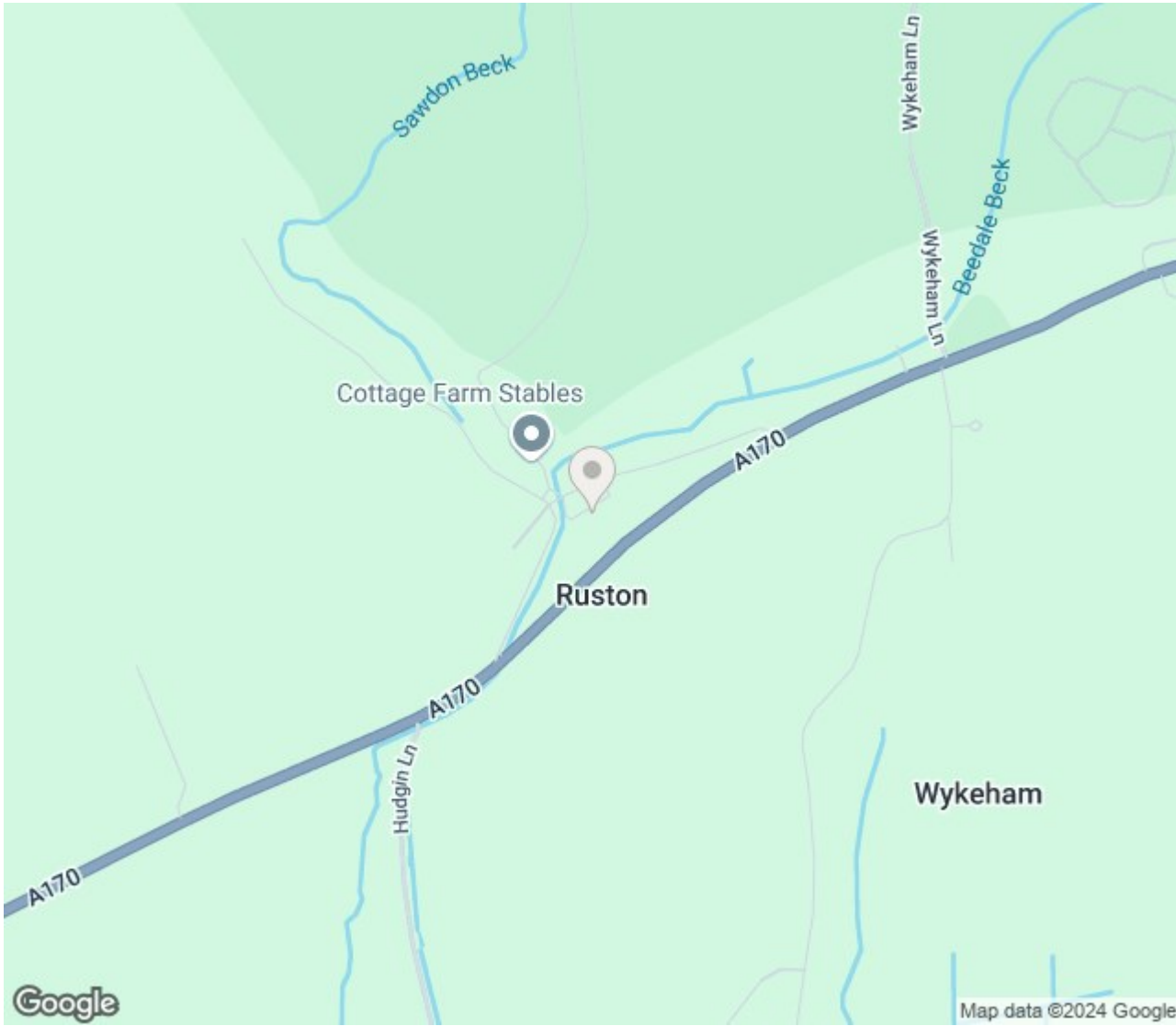
Approximate total area<sup>(1)</sup>  
1230.26 ft<sup>2</sup>  
114.29 m<sup>2</sup>

(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.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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