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**HUNTERS**<sup>®</sup>

# Dale Rise, Burniston, Scarborough

£245,000



Welcome to Dale Rise, Burniston, Scarborough - a charming semi-detached house that could be your next dream home! This lovely property boasts a spacious living/dining room, perfect for entertaining guests or relaxing with your family.

The small kitchen is compact yet efficiently designed, offering modern appliances and clever storage solutions to maximize space. With three cosy bedrooms, there's plenty of space for everyone to have their own retreat. The bathroom features a sleek, modern design with a spacious walk-in shower, providing a minimalist and functional space for daily routines.

Outside, you'll find a delightful garden where you can enjoy the fresh air and perhaps try your hand at gardening. The garage and parking space offer convenience and security for your vehicles.

Located in the picturesque area of Burniston, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities. Don't miss out on the opportunity to make this house your home sweet home!



## KEY FEATURES

- Three Bedrooms
- One Bathroom
- One Living/Dining Room
  - Kitchen
  - Garden
- Garage & Parking









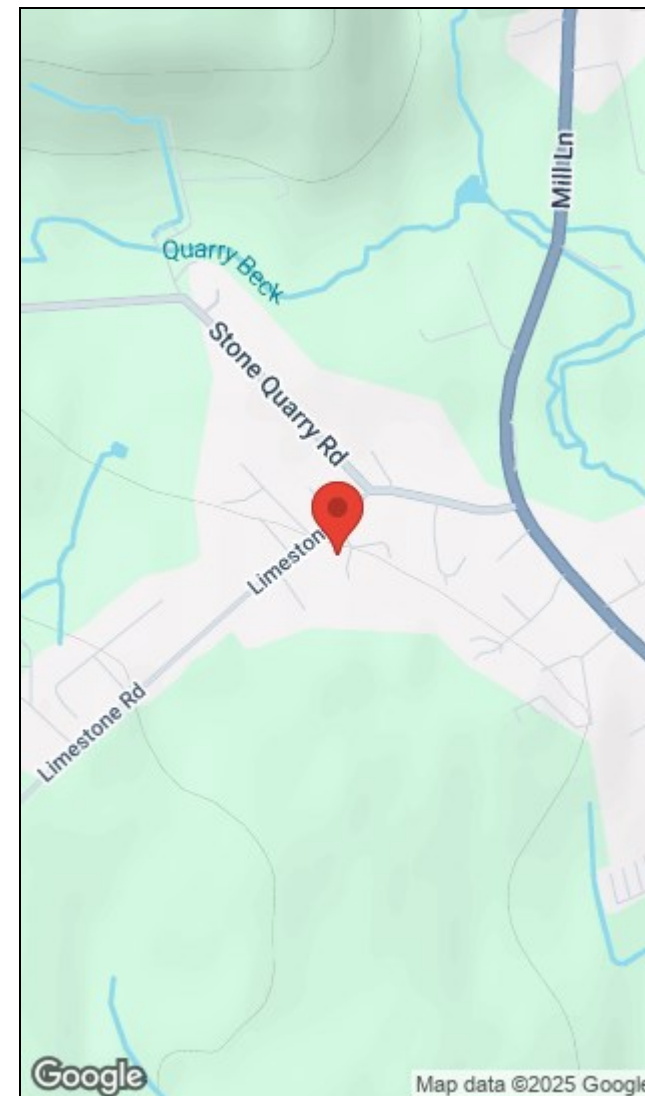








**Approximate total area<sup>(1)</sup>**  
840.23 ft<sup>2</sup>  
78.06 m<sup>2</sup>

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	61	84	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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