



16 Dale Rise, Burniston, Scarborough, YO13 0EG  
Price Guide £270,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING/DINING ROOM
- DOWNSTAIRS WC AND SHOWER ROOM
- LAWNED REAR GARDEN WITH PAVED AREA
- OFF-STREET PARKING AND GARAGE
- GREAT SETTING WITHIN BURNISTON VILLAGE

Occupying a secluded CUL-DE-SAC setting within the sought after village of BURNISTON is this BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED HOME with a DOWNSTAIRS WC and SHOWER ROOM, a 28 FOOT LIVING/DINING ROOM, OFF-STREET PARKING, GARAGE and GARDENS.

The living arrangements comprise in brief on the ground floor; entrance hallway with built-in storage and stairs to the first floor, downstairs WC and shower room, door into the dining room which has an opening to the spacious living room with double doors out to the rear gardens and a modern kitchen fitted with a range of units. To the first floor of the property lies a landing space with doors to three bedrooms and a modern house bathroom. Externally, to the front of the property lies a driveway providing off-street parking and access to the detached garage. To the rear of the property lies enclosed lawned gardens with steps up to a paved seating area, ideal for entertaining.



This property is situated within a cul-de-sac in the ever desirable village of Burniston (approx 3 miles North of Scarborough) and benefits from being located within proximity for a range of eating and drinking establishments. Further amenities can be found in neighbouring villages and Scarborough itself.

Viewing is a must in order to fully appreciate this immaculate, semi-detached home. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



#### ACCOMMODATION:

##### GROUND FLOOR

Entrance Hallway  
12'1" max x 8'10" max

Downstairs WC  
5'10" x 2'3"

Lounge  
16'8" x 10'9"

Dining Room  
12'1" x 10'9"

Kitchen  
14'5" max x 8'10" max

Shower Room  
4'11" x 4'11"

##### FIRST FLOOR

Landing

Bedroom One  
12'1" max x 10'9" max

Bedroom Two  
10'9" max x 9'6" max

Bedroom Three  
10'9" x 8'10"

Bathroom  
7'10" x 5'6"

##### OTHER:

Externally  
To the front of the property lies a driveway providing off-street parking for multiple vehicles and access to the detached garage. To the rear of the property lies an enclosed garden laid mainly to lawn with steps up to a paved seating area.

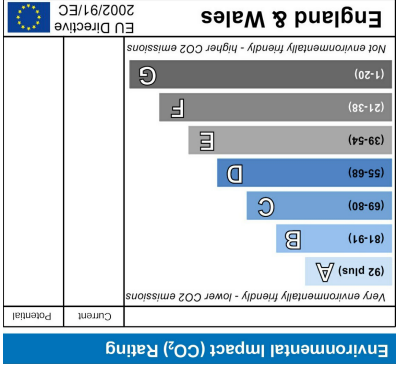
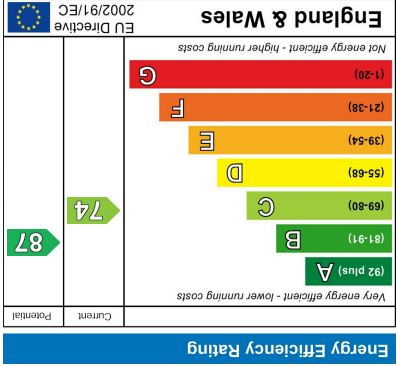
Details Prepared  
TLPF/110324

Interested? Get in touch:

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**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the layout and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

