



17 Dale Close, Burniston, Scarborough YO13  
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Offers In The Region Of £420,000

Prestige  
Collection  
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## Dale Close, Burniston,

Offers In The Region Of  
£420,000

CPH are delighted to bring to market this DETACHED BUNGALOW that is currently under construction with THREE BEDROOMS and ENSUITE to the MASTER. The property benefits from a DRIVEWAY with ample parking, a DETACHED GARAGE, ELECTRIC CHARGING POINT and is set within the POPULAR VILLAGE LOCATION of BURNISTON.

The property is currently being constructed and will benefit from 10 years standard warranty. The property will offer gas central heating and uPVC double glazing throughout and briefly comprises of: the entrance hallway, the living room with bay window and feature fireplace, the open plan kitchen/diner with integrated oven, hob, microwave, fridge freezer, dishwasher and access to the rear via bio-fold doors, the utility room, the master bedroom with ensuite shower room, a further two bedrooms which all benefit from fitted wardrobes and the family bathroom with white three piece suite. Externally, the property will benefit from a pebbled driveway for ample parking, a detached garage with roller shutter electric doors, electric charging point and gardens laid mainly to lawn to the front and rear.

Being located within the popular village of Burniston the bungalow affords excellent access to some popular coastal walks, the village hall and kids play area, local shop/post office as well as being near a regular bus route into town. Internal viewing comes highly recommended in order to fully appreciate the space, setting and finish on offer with this newly constructed home. Viewings can be arranged through our friendly office team on 01723 352235

PLEASE NOTE: All internal photographs have been taken from the identical neighbouring property as this property is still under construction and are for representation only. Certain aspects of this property can be altered to suit any potential buyer.

- CURRENTLY UNDER CONSTRUCTION
- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- ELECTIC CHARGING POINT
- DETACHED BUNGALOW
- ENSUITE TO THE MASTER
- OFF-STREET PARKING & GARAGE



## ACCOMMODATION

### GROUND FLOOR

Living Room  
16'0" x 14'9" max

Kitchen  
16'11" x 16'2" max

Utility Room  
6'9" x 6'3" max

Bedroom 1  
11'4" x 14'0" max

Ensuite  
8'9" x 4'7" max

Bedroom 2  
13'2" x 8'10" max

Bedroom 3  
11'6" x 7'8" max

Bathroom  
9'3" x 5'10" max

Garage

### External

The front of the property benefits from a substantial pebbled driveway and ample off-street parking leading to the detached garage. The rear of the property offers wrap around lawned gardens and paved seating areas.

### Details

LCAB 02082023

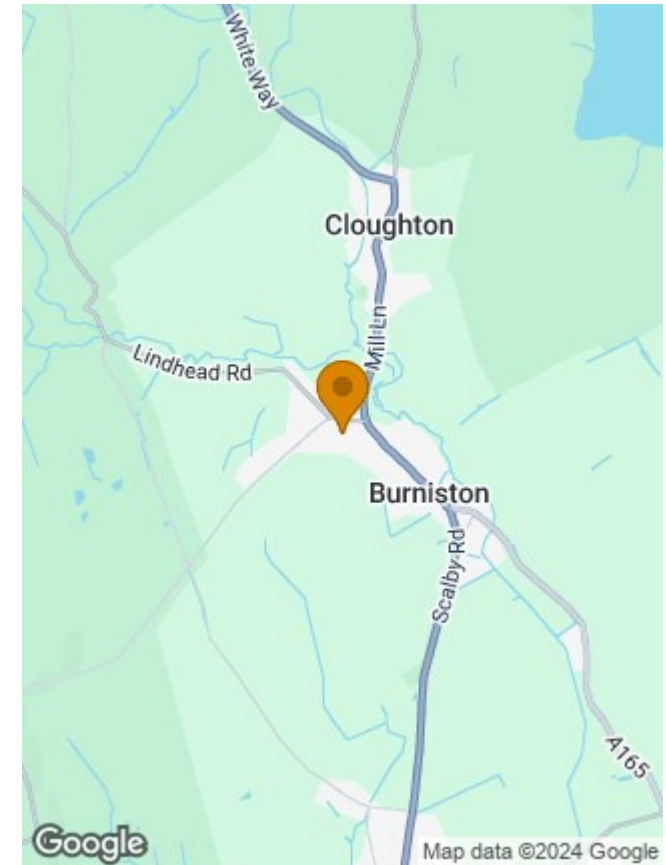


Three bedroom detached bungalow, currently under construction and will benefit from ensuite to the master, driveway & garage.









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

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



**Interested? Get in touch today:**

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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