



5 Stone Quarry Road, Burniston, Scarborough YO13 0DF  
£260,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Spacious Family Semi-Detached House
- Generous Through Lounge Diner
- Downstairs WC
- Three Bedrooms and Family Bathroom
- Gardens to Front and Rear
- Ample Off St Parking and Garage
- Viewing Recommended

+++ CPH are pleased to bring to the market this SPACIOUS SEMI DETACHED family home situated in the sought after village of Burniston offering THREE BEDROOMS, THROUGH LOUNGE DINER, FRONT and REAR GARDENS, and DOWNSTAIRS WC. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING and GARAGE creating the ideal property for a range of buyers including couples, families and investors. OFFERED WITH NO ONWARD CHAIN +++

This bright and airy abode briefly comprises of: entrance porch leading to hall, living room with dining area, kitchen and downstairs WC. To the first floor you are welcomed by three bedrooms, master benefitting from pleasant views and family bathroom. To the outside you are greeted by lawned front and rear gardens, off road parking and garage.

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.

Call now to arrange a viewing for this fantastic property.  
01723 352235





Accommodation

Ground Floor

Entrance Hall  
14'9" x 6'6"

WC  
5'2" x 3'3"

Through Lounge/ Diner  
25'3" x 11'5" narrowing to 9'2"

Kitchen  
10'5" x 8'6"

First Floor

First Floor Landing  
10'2" x 8'10" max

Bedroom One  
13'1" x 10'9"

Bedroom Two  
11'9" x 9'6"

Bedroom Three  
7'6" x 7'6"

Bathroom  
8'6" x 6'10"

Outside

The property has a generous frontage with lawned area and driveway with ample parking for multiple cars and/ Or a Motorhome, with a access to the garage.

To the rear is a patio area with Sauna, Door into Garage, Generous lawn area and fence boundaries.

Garage

18'0" x 8'10" total measurement

The garage is a single with Up and over door and door to the rear for access. The current vendors have put a temporary stud wall in to create a separate storage area, this could be removed.

Tenure

We are informed that the property is Freehold.

EPC and Council Tax  
EPC RATING - E (to be updated)  
Council Tax Band - C

Details Prepared by/ Date  
GV 03/07/23



Interested? Get in touch:

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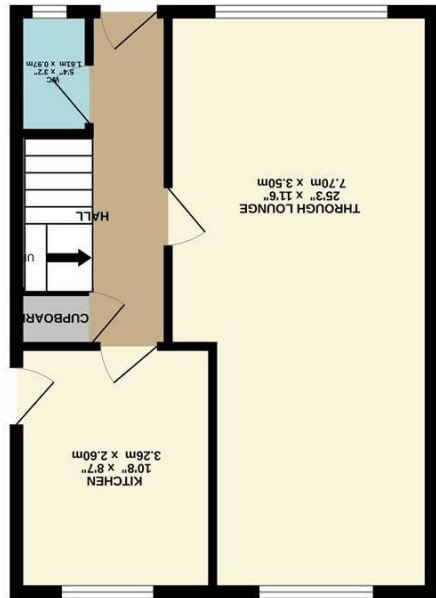
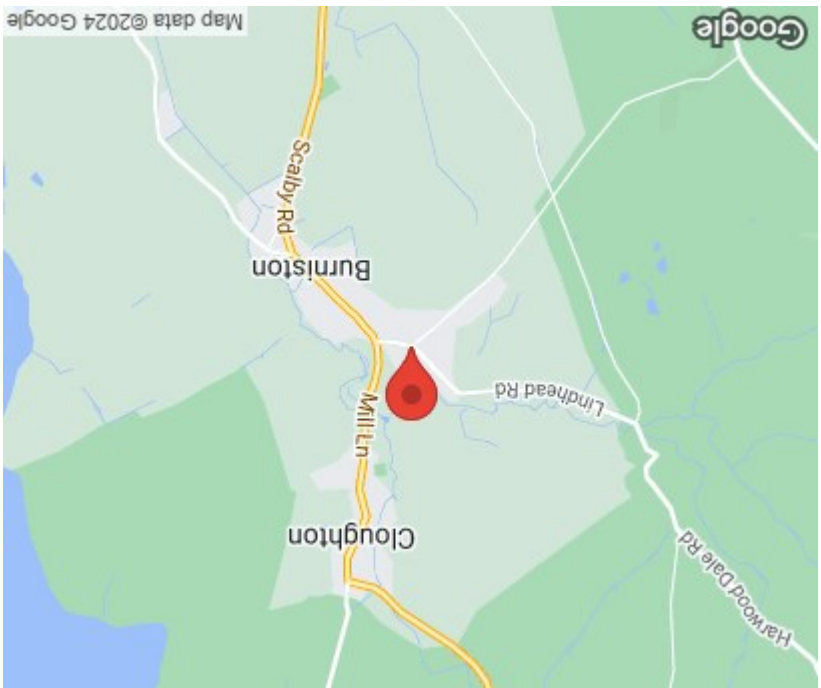
**CPH**

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

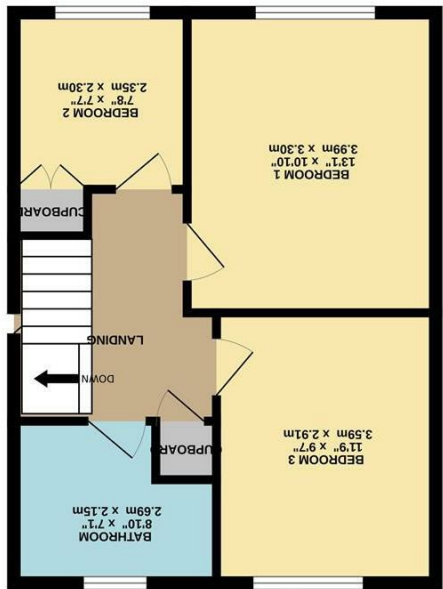


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	72
Potential	85

England & Wales	
EU Directive 2002/91/EC	
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	
Current	
Potential	



GROUND FLOOR (42.4 sq.m.) approx.



1ST FLOOR (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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 : 913 sq.ft. (84.9 sq.m.) approx.