



7 High Street, Burniston, Scarborough YO13 0HH  
Offers In The Region Of £260,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Well presented Terraced property
- Generous Lounge Diner and modern Kitchen appointments
- Conservatory overlooking the rear garden
- Three Bedrooms and modern Bathroom
- Gardens to the front and rear
- Single Garage
- Viewing Highly recommended

+++CPH are delighted to offer to the market this spacious Family home located in the sought after village of Burniston, WITH THREE BEDROOMS, GENEROUS LIVING SPACE, A LIGHT AN AIRY FEEL, WELL PRESENTED THROUGHOUT. PLEASANT LAWN GARDENS AND GARAGE, NOT TO BE MISSED+++

Nestled in the charming village of Burniston, Scarborough, this delightful three-bedroom house on High Street offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious Entrance hall leading to a Modern kitchen and a generous lounge diner, an ideal space for both relaxation and entertaining. The modern kitchen is well-appointed and overlooks the rear garden.

One of the standout features of this property is the space on offer. The conservatory is located at the rear, and provides a lovely view of the rear garden, allowing natural light to flood the space and creating a serene atmosphere. The three bedrooms are thoughtfully designed, providing ample space for rest and personalisation, while the modern bathroom is ideal for families.

Outside, the property boasts well-maintained gardens to both the front and rear, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a single garage, located at the rear of the plot and accessed via the rear lane, provides convenient storage or parking options.

This home is situated in a sought after peaceful village location, making it an ideal retreat while still being within easy reach of local amenities and the beautiful coastline of Scarborough. Whether you are looking for a family home or a tranquil place to settle down, this property is sure to impress.

Viewing is by appointment only, call our friendly team on 01723 352235 today.







## Accommodation

Entrance Hall  
15'5" x 7'6"

Lounge Diner  
22'11" x 14'5"

Kitchen (open plan opening to dining)  
8'2" x 7'6"

Conservatory  
9'2" x 8'2"

First Floor Landing  
10'5" x 5'10"

Bedroom One  
12'1" x 11'9"

Bedroom Two  
11'9" x 10'9"

Bedroom Three  
8'10" x 8'2" narrowing to 6'10"

Bathroom  
7'6" x 6'10"

## Outside

The property benefits from a generous rear garden laid mainly to lawn with fenced boundaries and gated access.

To the rear of the property, the property benefits from a SINGLE GARAGE with up and over door, accessed via the rear lane.

## Tenure

The property is FREEHOLD

Details prepared by/ Date  
GV 13/06/25

Council tax and EPC  
Council tax band - C  
EPC -



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and appliances shown are approximate and no responsibility is taken for any error, 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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GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

