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74 High Street, Burniston  
£595,000



## 74 High Street

Burniston, Scarborough

- Four Bedrooms, Three Bathrooms & Four Reception Rooms
- Popular Burniston Village Location
- Substantial Imposing Detached Family House
- Generous Rear Garden and Access to Cellar/Store Rooms
- Substantial Garage/Workshop Possible Conversion to Annexe

This ATTRACTIVE, DOUBLE BAY FRONTED, DETACHED RESIDENCE OFFERS APPROXIMATELY 2700 Sq ft OF LIVING SPACE THROUGHOUT (excluding garage & cellar). Briefly comprising FOUR BEDROOMS, THREE BATHROOMS, FOUR RECEPTION ROOMS and a SUBSTANTIAL ORANGERY/SUN ROOM. There is also a generous garage/stable/workshop which we feel offers excellent potential for conversion into an GRANNY ANNEXE/HOLIDAY COTTAGE (subject to obtaining the relevant permissions).

The property is well located within the popular village of Burniston to the North of Scarborough which is on a regular bus route into Scarborough and to Whitby. The village also benefits from a local shop/post office, popular junior school and playing fields as well as some lovely countryside and coastal walks nearby making this a fantastic all round family home. The accommodation itself briefly comprises of an entrance vestibule and hallway which is open plan to the generous bay window lounge and double doors to a second bay window reception room at the front. Door from the lounge leads into the substantial Orangery with further door to a utility/store room. Also to the ground floor is a kitchen and adjoining breakfast room, generous formal dining room and a cloakroom/separate w/c. To the first floor is a generous landing with double doors leading out to a balcony on the front of the house as well as doors leading to four generous double bedrooms, two of which offer en-suite facilities plus there is also a house bathroom. Outside the property benefits from a generous private lawned rear garden, generous driveway providing ample off street parking and a detached double garage/workshop/stable block. From the rear garden are also two doors leading to a range of cellar/store rooms below the house.

In' our opinion' the property is offered to the market in excellent order having been well maintained and updated by the current vendors.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule and Hallway

Lounge - 20' 0" max into bay x 16' 1" (6.1m x 4.9m).

Sitting Room - 18' 1" max into bay x 16' 1" (5.5m x 4.9m).

Dining Room - 16' 1" x 14' 9" (4.9m x 4.5m).

#### Breakfast Room

Kitchen - 11' 10" x 10' 6" (3.6m x 3.2m).

Orangery/Sun Room - 25' 7" x 12' 2" (7.8m x 3.7m). With door to:

Store Room/Utility Room - 11' 10" x 6' 3" (3.6m x 1.9m).

#### Inner/Rear Entrance Hall

Separate W/C - 6' 11" x 4' 7" (2.1m x 1.4m).

### FIRST FLOOR

#### Landing

Bedroom One - 15' 5" x 14' 9" (4.7m x 4.5m).

En-Suite Shower Room - 15' 9" x 4' 3" (4.8m x 1.3m).

Bedroom Two - 16' 9" x 16' 5" (5.1m x 5.0m).

Bedroom Three - 15' 5" x 12' 10" (4.7m x 3.9m).

Bedroom Four - 12' 6" x 10' 2" (3.8m x 3.1m). With door to:

En-Suite Shower Room - 8' 10" x 8' 2" (2.7m x 2.5m).

Bathroom - 8' 2" x 7' 7" (2.5m x 2.3m).

#### Garage & Stable/Workshop

Detached with up and over door, pitched roof, light and power.  
Plus potential for conversion into a cottage/granny annexe  
(subject to obtaining the relevant permissions)





### Outside

To the front of the property is a lawned garden with planted borders and to the side a substantial driveway leading to the garage plus providing off street parking for several vehicles. To the rear of the property is a generous lawned rear garden with mature flower, tree and shrub borders plus to the rear of the house are two doors providing access to a range of substantial cellar/store rooms.

### Services

All mains services are connected however we advise all prospective purchasers to make their own enquiries with regards to these.

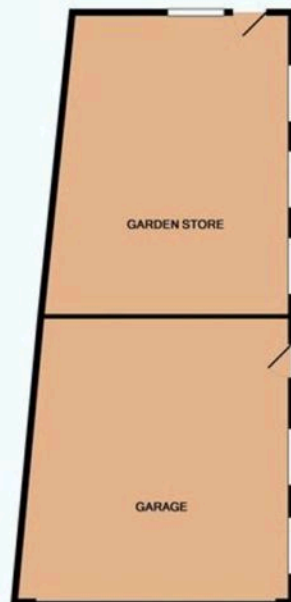
### Details Prepared/Ref:

TLPF/120625









GROUND FLOOR  
APPROX. FLOOR  
AREA 2372 SQ.FT.  
(220.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3584 SQ.FT. (332.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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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