



12 Main Road, Burn

£210,000

- Semi Detached House with Immense Potential
- Kitchen, Utility, Ground Floor WC, Ground Floor Shower
- Detached Single Garage
- Set on Generous Corner Plot of Approx 0.12 Acre
- 3 Bedrooms
- Requiring Renovation Works
- 2 Reception Rooms
- Bathroom/WC to First Floor
- EER 62 (D)

Set in the village of Burn, this spacious three-bedroom semi-detached home offers a rare opportunity for buyers looking to put their own stamp on a property that has immense potential.

Located in a prominent position on the edge of the popular village of Burn, this spacious three-bedroom semi-detached property occupies a generous corner plot extending to approximately 0.12 acre. Backing onto open farmland and enjoying views of the surrounding countryside, the property offers a rare opportunity to acquire a home with significant potential for modernisation, reconfiguration or extension, subject to the necessary consents.

The internal accommodation extends to approximately 1,071 square feet and is arranged over two floors. The ground floor offers a well-proportioned layout that includes a formal sitting room and a secondary reception room, which could be equally suited for use as a snug, home office, playroom or even a fourth bedroom. A separate kitchen is positioned to the side, with access to a practical utility room and a ground floor WC. There is enormous scope to create an open-plan living space, reconfiguring the internal arrangement to suit modern family lifestyles, subject to approval.

The first floor is accessed via a central landing and offers three generously sized double bedrooms, each benefiting from a double-glazed window and a central heating radiator. A house bathroom serves all three rooms and completes the first-floor accommodation.

Externally, the property enjoys an extensive corner plot with lawned gardens to the front and side, offering excellent potential for landscaping or future extension. A detached single garage is positioned to the side of the property. The setting is peaceful and semi-rural, with adjacent farmland providing a scenic backdrop and a sense of space.

This is a property that does require a programme of remedial and renovation works but offers exceptional potential for purchasers looking to create a long-term home tailored to their own specification. Its size, setting and flexibility make it ideal for families, professionals or investors alike.

The village of Burn provides a quiet residential environment while remaining well connected to neighbouring towns and transport links. The combination of location, space and development potential makes this a rare and exciting opportunity.

Viewings are strictly by appointment.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 62 (D)

Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

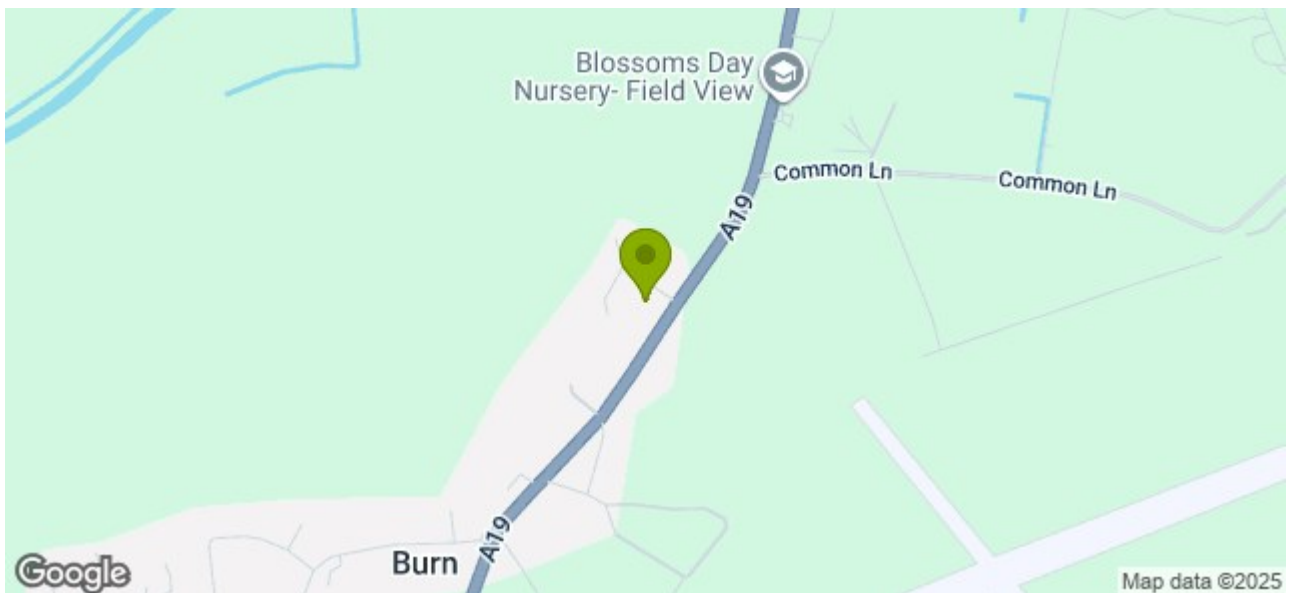




Main Road, Burn, YO8 8LL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99.49 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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