



colin ellis

Coastal Road, Scarborough, YO13 0HR

Colin Ellis welcomes to the market a FOUR bedroom property set within the DESIRABLE village of Burniston. Built in the 1970's this DETACHED property sits on a CORNER plot and benefits from a TWO reception rooms, a BOOT room, BALCONY, integral garage, drive and enclosed GARDENS. This STUNNING home also offers a WOOD BURNER with a STONE fireplace with the Yorkshire rose and Cornish slate hearth, STUNNING FEATURES, gas central heating, DOWNSTAIRS bedrooms and bathroom, and is brought to the market in GOOD CONDITION throughout. Viewings are A MUST.

Guide Price £360,000



Burniston is a pretty, popular village approximately 3.5 miles from Scarborough. The village is on a bus route and amenities include a village hall, primary school, garage, church with cafe, Post Office, local shop and two pubs. A superb all round family home and internal viewing cannot be recommended highly enough to fully appreciate all the space, setting and finish on offer with this well appointed home.

Briefly comprising of an entrance hall, lounge with wood style flooring, exposed brick feature wall, wood burner with fire surround and a Hemlock wooden staircase, a dining room with sliding door, kitchen, boot room, two double bedrooms, one with doors leading out onto the garden and a three piece bathroom suite. Upstairs offers two bedrooms, one with a sliding door opening onto the balcony. To the front of the property offers a drive leading to a integral garage, and a front gated enclosed garden . The garden wraps around the side of the property and opens onto a patio area with stairs leading to the balcony.

ENTRANCE HALL

Curved double doors. and wood style flooring,

LOUNGE

6.7m x 4.7m (21'11" x 15'5")

Upvc double glazed window to the side aspect, double radiator, exposed feature brick wall, stone fireplace with the Yorkshire rose with wood burner and Cornish slate hearth, telephone and window seat, wooden flooring, and feature swinging and sliding doors.

DINING ROOM

4.0m x 2.9m (13'1" x 9'6")

Coving, wood style flooring, sliding door with stained glass window, power points and door to boot room.

KITCHEN

4.1m x 2.1m (13'5" x 6'10")

A range of wall, base and drawer units with wood worktops, an integrated oven and gas hob, space for fridge/freezer, sink and drainer unit with mixer tap, coving, power points, Upvc double glazed window to the front, radiator and tiled floor.



BOOT ROOM

4.6m x 1.6m (15'1" x 5'2")

Door to front and rear, access to garage and a frosted glass window to the side.

BEDROOM ONE

5.1m x 3.6m (16'8" x 11'9")

uPVC double glazed window to the side, uPVC double glazed sliding door to the rear, fitted wardrobes, double radiator, coving and power points.

BEDROOM TWO

3.8 x 3.1 (12'5" x 10'2")

uPVC double glazed window to the side, radiator, coving and power points.

BATHROOM

2.7 x 2.1 (8'10" x 6'10")

uPVC double glazed window to the rear, walk in shower, wash hand basin with pedestal, w/c and towel rail.

LANDING

Built in cupboard, loft access and eves storage.

BEDROOM THREE

5.2 x 4.4 (17'0" x 14'5")

uPVC double glazed window to the side, radiator and power points.

BEDROOM FOUR

6.5 x 3.5 (21'3" x 11'5")

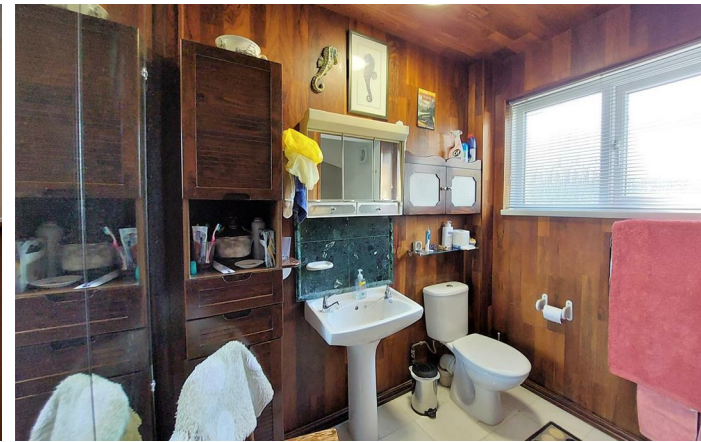
uPVC double glazed window to the side, uPVC double glazed sliding door leading to balcony, eves storage, double radiator and power points.

OUTSIDE

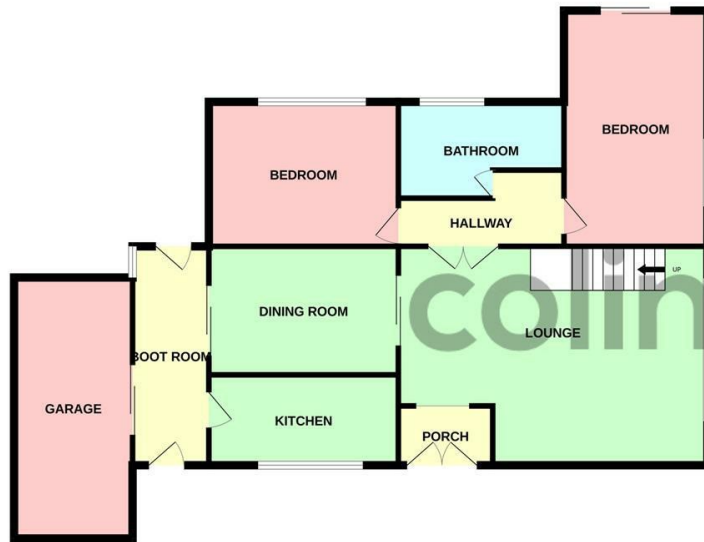
Lawned front garden with driveway.

Lawned back garden with patio area.

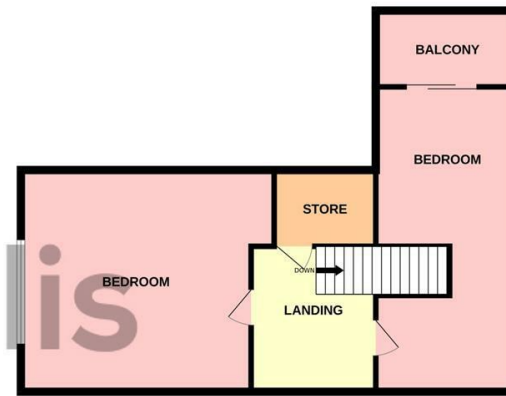
Integrated garage with roller door which houses the boiler.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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Coastal Road - 18052994
Council Tax Band - E
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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