



colin ellis

## Limestone Road, Scarborough, YO13 0DG

Located in this much sought after village of Burniston this three bedroom detached bungalow comes with a large plot with a woodland to the rear, garden, off road parking and large garages. Located off the main road in Burniston the property is close to the North York Moors National Park and the Cinder Track. The property offers village life with great outdoor space and comes with the option of a potential building plot on the woodland area (subject to necessary planning permissions). Viewing is highly recommended.

\*Please note an overage clause will be applicable if you plan to develop the site\*

Guide Price £325,000





## PROPERTY DESCRIPTION

Property briefly comprises: Vestibule into hallway leading to living room with two windows giving the room a light and airy feel and a door leading out onto the garden, the modern fitted kitchen is accessed from the living room which then leads onto the utility/sun room with a door giving access to the side of the property. The three bedrooms and bathroom are accessed from the hallway. Externally there is a double garage, a single garage, a large driveway and large garden. The property benefits from uPVC double glazed window and electric wall heaters.

### LIVING ROOM

5.37 x 3.84 (17'7" x 12'7")

### KITCHEN

3.38 x 2.68 (11'1" x 8'9")

### SUN ROOM

1.48 x 3.03 (4'10" x 9'11")

### BEDROOM

3.60 x 3.61 (11'9" x 11'10")

### BEDROOM

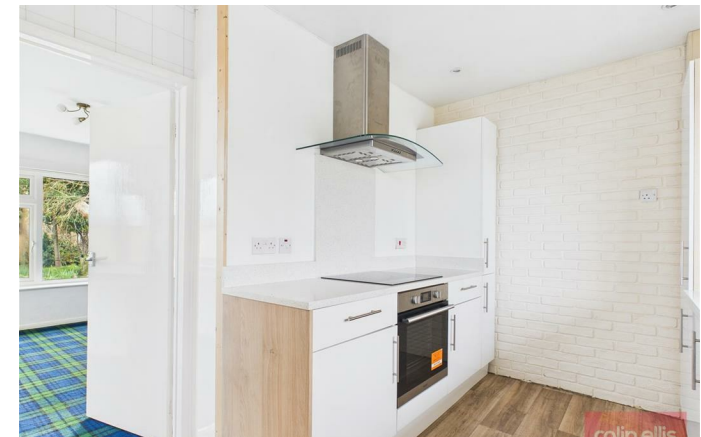
3.58 x 3.29 (11'8" x 10'9")

### BEDROOM

1.48 x 2.05 (4'10" x 6'8")

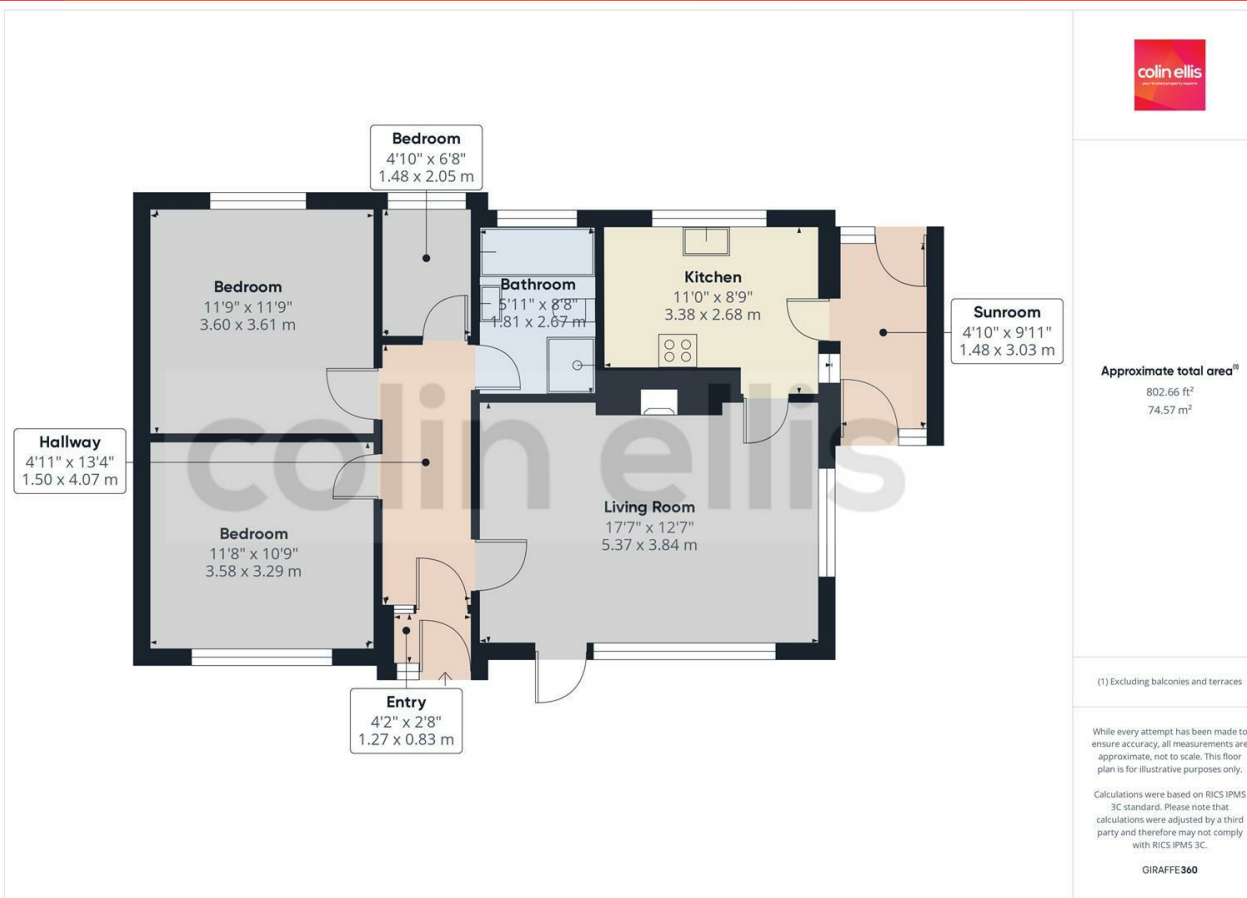
### BATHROOM

1.81 x 2.67 (5'11" x 8'9")









**Limestone Road - 18008624**

**Council Tax Band - D**

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
|   |         |           |



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