

9 ASHDOWN RISE BURNISTON



A beautifully presented family home providing over 1,100 square feet of accommodation, quietly situated within the well-regarded village of Burnison.

Well maintained and much improved accommodation of 1,151 square feet in total.

Ground Floor: Entrance Hall – Shower Room – Dining Kitchen – Living Room

First Floor: Four bedrooms; all of which are doubles and the house bathroom

Gas central heating and double glazing.

Ample off-street parking and single garage/store.

Generous grounds with a landscaped, south facing garden to the rear

GUIDE PRICE £360,000

A detached family home, providing stylish and well-maintained accommodation with a number of recent updates, plenty of off-street parking and set within generous grounds.

Ashdown Rise is a quiet cul-de-sac, situated on the northwestern fringes of Burniston village and is an easy walk from the village school. Number 9 is set on the far reaches of the cul-de-sac and benefit from a large front garden, south facing rear garden and an attractive range of family accommodation. The property has been well cared for with significant improvements undertaken during the current owner's tenure, including a substantial kitchen extension around 10 years ago, new Upvc double glazing just 3 years ago and a refurbished shower room to the ground floor completed just this January. The result being a beautifully presented and adaptable home.

Over 1,150 square feet in total the accommodation provides the following: entrance hall, ground floor shower room, large breakfast kitchen which opens round to a dining area and a large dual aspect sitting room with French doors out to the rear garden. Upstairs are four bedrooms, all of which are doubles and a house bathroom. The property is Upvc double glazed and has a full gas fired central heating system and scores a D61 in its EPC.

Number 9 has one of the larger plots on Ashdown Rise, with an especially large front garden and lengthy driveway leading to the single garage. The rear garden was redesigned and professionally landscaped and benefits from a sheltered south facing aspect.



LOCATION

Burniston is a popular village some three miles from the seaside resort of Scarborough. The village is well served by two Pubs, a garage, and complemented by a vibrant local community with an active village hall. The local primary school is sought after and was rated 'Excellent' in the most recent Ofsted report. The village is especially well positioned for the outdoors with the walks directly down to the coast at Burniston Rocks and nearby Hayburn Wyke.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door. LVT herringbone design wood style floor. Radiator. Stairs up with under stairs fitted storage.

SHOWER ROOM

2.24 m (7'4") x 1.20 m (3'11")

Corner shower cubicle with a Mira Coda shower overhead. Low flush WC and wash hand basin set into a fitted vanity. Vertical ladder towel rail. Recessed ceiling lights. Extractor fan. Window to the front. LVT herringbone design wood style floor.



DINING KITCHEN

6.00 m (19'8") max x 4.45 m (14'7") max

A stylish range of cream kitchen cabinets with under cupboard lighting. Wood effect butcher block worktops incorporating a double drainer, stainless steel sink unit. Window to the rear. Dual fuel Rangemaster stove with electric oven and gas hob with extractor overhead. Integrated dishwasher. Wood effect flooring. Open through to the dining area.



French doors opening out onto the garden. Fitted boiler cupboard housing the Vaillant gas fired central heating boiler. Vertical radiator. Coving. Recessed ceiling lights. Television point.



LIVING ROOM

7.40 m (24'3") x 3.71 m (12'2")

Curved bay window to the front. Gas living flame fire set within a marble surround and with matching mantel and hearth. Radiator. Television point. Coving. French windows out to the rear garden.





FIRST FLOOR

LANDING

Window to the half landing. Loft access hatch with a drop-down ladder, part boarded for storage and is insulated.

BEDROOM ONE

4.30 m (14'1") max x 3.00 m (9'10")

Casement window to the front elevation. Coving. Range of mirror fronted fitted wardrobes. Radiator. Television point.



BEDROOM TWO

3.50 m (11'6") x 3.42 m (11'3")

Casement window to the front. Radiator. Fitted storage cupboard. Coving. Television point.



BEDROOM THREE

2.80 m (9'2") x 2.40 m (7'10")

Casement window to the rear. Radiator. Television point.



BEDROOM FOUR

3.00 m (9'10") x 2.00 m (6'7")

Casement window to the rear. Radiator. Coving. Television point.



BATHROOM

2.12 m (6'11") x 1.81 m (5'11")

Bath with Mira sport shower overhead. Low flush WC, Wall hung basin with storage. Tiled walls and flooring. Vertical radiator. Window to the rear. Recessed lights. Extractor fan.



GARDEN

The property is set well back from Ashdown Rise with an unusually lengthy driveway which provides space to park up to three cars. To the front is a generous lawned garden with edged by a mature hedge and a pair of ornamental trees.

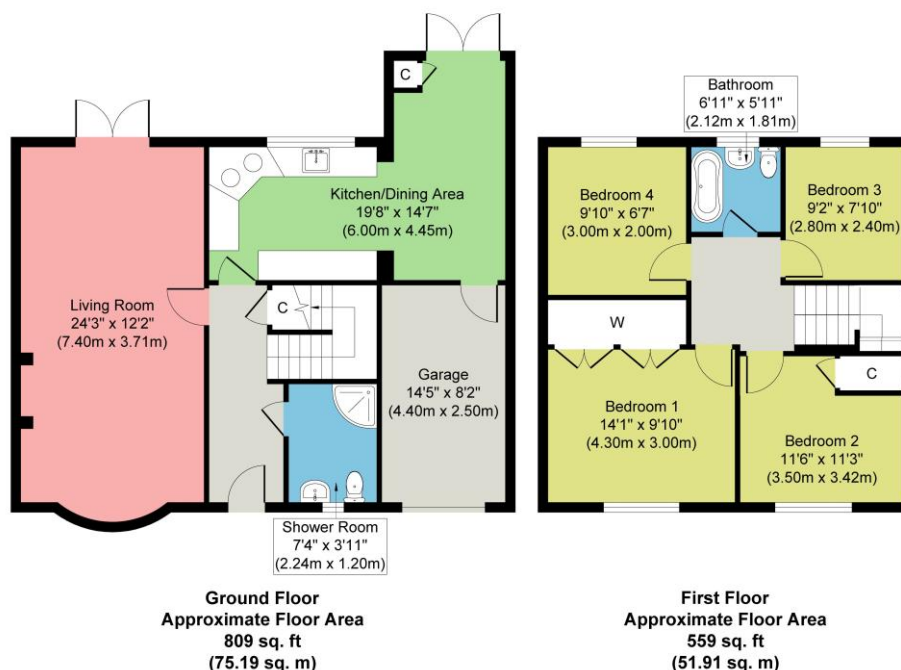
The rear garden in particular has been much improved, with landscaping works carried out to make the most of the space and create a sheltered, easy to care for garden. To the immediate rear is a large, paved patio seating and dining area. There are outside electric and water points.

INTEGRAL GARAGE

4.40 m(14'5") x 2.50 m(8'2")

Electric roller shutter door. Washing machine and tumble drier points.





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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
Council Tax: Band D
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: North Yorkshire County Council. Town Hall, St Nicholas Street, Scarborough, YO11 2HG. 0300 1312131
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO13 0EF
EPC: Current D/61 Potential C/73
Please Note: 9 Ashdown Rise is owned by an employee of Cundalls.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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