



colin ellis

High Street, Scarborough, YO13 0HJ

Situated in the picturesque village of Burniston, this beautifully presented three bedroom stone-built cottage perfectly blends modern styling with traditional charm. Full of character, the home boasts feature log-burning stoves, exposed stonework, and thoughtfully designed interiors that retain the essence of cottage living while offering contemporary comfort.

Inside, you'll find well proportioned rooms finished to a high standard, including a stylish kitchen and cosy living areas ideal for relaxing or entertaining.

To the rear lies a delightful surprise, a generous, landscaped garden that extends well beyond expectations. With seating areas, off-road parking, and a superb summer house complete with power and lighting, the outdoor space is perfect for both peaceful enjoyment and social gatherings.

Located just a short drive from Scarborough and the North Yorkshire coast, Burniston offers a wonderful village community with easy access to countryside walks, local pubs, and amenities.

Guide Price £375,000



LIVING ROOM

3.44 x 4.47 (11'3" x 14'7")

DINING ROOM

3.50 x 3.90 (11'5" x 12'9")

KITCHEN

7.05 x 2.05 (23'1" x 6'8")

SUN ROOM

2.92 x 1.29 (9'6" x 4'2")

UTILITY ROOM

1.35 x 5.85 (4'5" x 19'2")

WC

1.26 x 1.08 (4'1" x 3'6")

BEDROOM

3.44 x 4.65 (11'3" x 15'3")

BEDROOM

3.68 x 3.77 (12'0" x 12'4")

BEDROOM

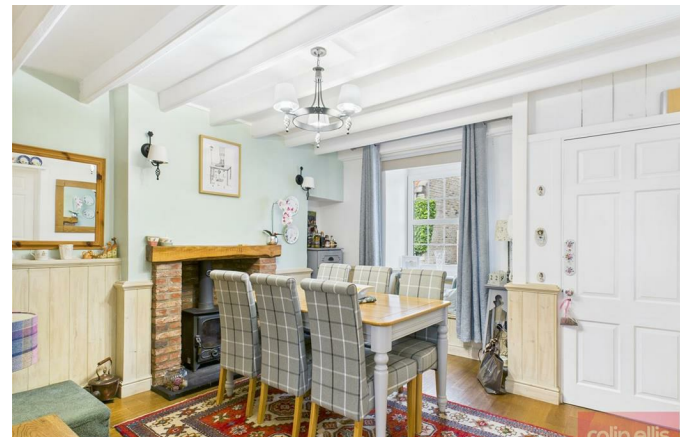
3.34 x 2.22 (10'11" x 7'3")

BATHROOM

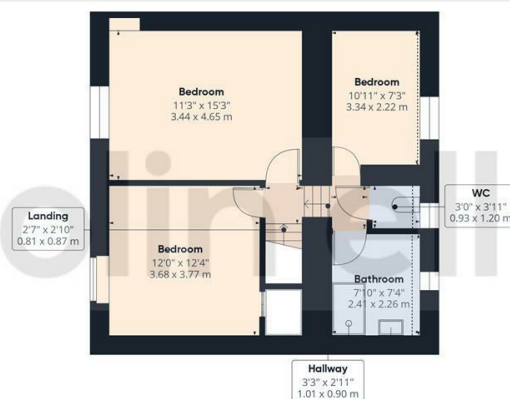
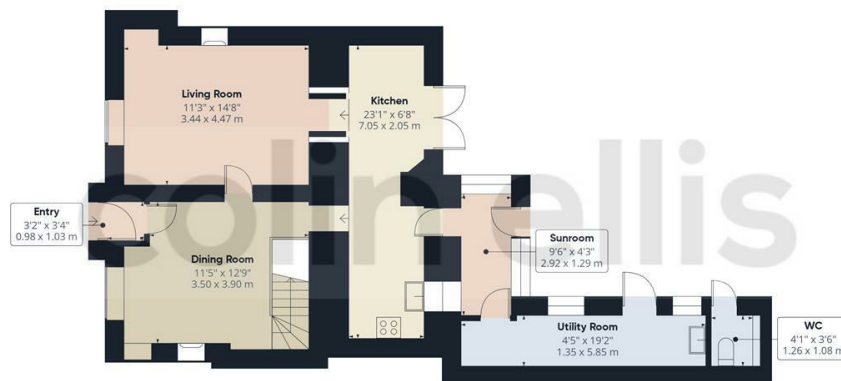
2.41 x 2.26 (7'10" x 7'4")

WC

0.93 x 1.20 (3'0" x 3'11")







Approximate total area[®]
1159 ft²
107.5 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

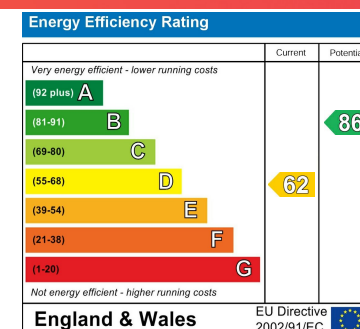
GIRAFFE360

High Street - 18733304

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.



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