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**16 Laurel Close, Burniston**

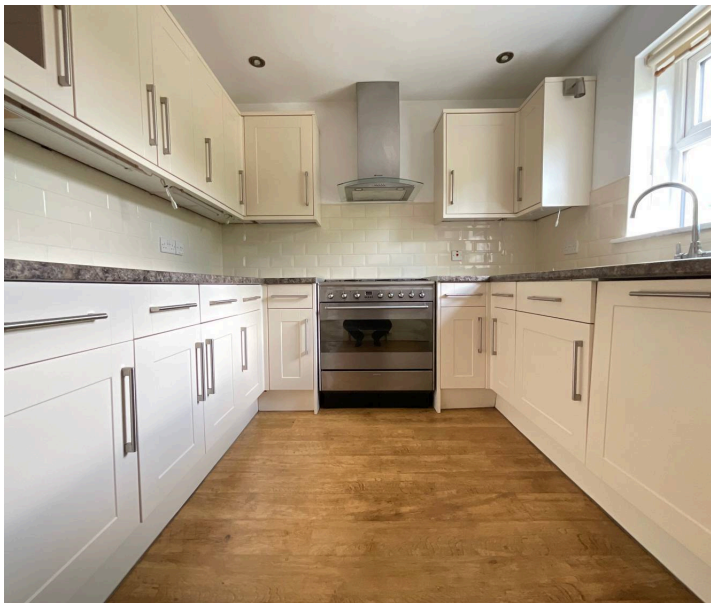
Offers in Region of **£350,000**



- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- POPULAR BURNISTON VILLAGE LOCATION
- TWO BATHROOMS, THREE RECEPTION ROOMS & DOWNSTAIRS WC

We are delighted to present this impressive four-bedroom detached family home, ideally situated in the sought-after village of Burniston. Offered with no onward chain, this spacious residence is perfect for growing families or those seeking flexible living arrangements.

The property boasts an inviting layout, featuring three generous reception rooms that provide ample space for relaxation, entertaining, or working from home. The well-proportioned kitchen flows seamlessly through the impressive entrance hall into the dining and living areas, creating a sociable atmosphere at the heart of the home. Upstairs, four comfortable bedrooms are complemented by two well-appointed bathrooms (including an en-suite to the principal bedroom), ensuring convenience for busy family life. A downstairs WC/Utility adds further practicality.



The garage and driveway offer valuable storage and parking solutions, enhancing every-day ease. Set in the popular Burniston village, this home benefits from close proximity to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Early viewing is highly recommended to fully appreciate the generous accommodation and superb location this property has to offer - contact us today to arrange your appointment.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## ACCOMMODATION

### GROUND FLOOR

Living Room 13' 1" x 15' 5" (4.00m x 4.70m)

Conservatory 10' 6" x 14' 1" (3.20m x 4.30m)

Dining Room 13' 5" x 9' 6" (4.10m x 2.90m)

Kitchen 8' 6" x 10' 2" (2.60m x 3.10m)

Utility Room 8' 2" x 5' 11" (2.50m x 1.80m)

### FIRST FLOOR

Bedroom 1 11' 2" x 11' 6" (3.40m x 3.50m)

En-suite 8' 10" x 2' 11" (2.70m x 0.90m)

Bedroom 2 11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom 3 7' 10" x 8' 10" (2.40m x 2.70m)

Bedroom 4 10' 6" x 5' 11" (3.20m x 1.80m)

Bathroom 7' 3" x 5' 11" (2.20m x 1.80m)

### Externally

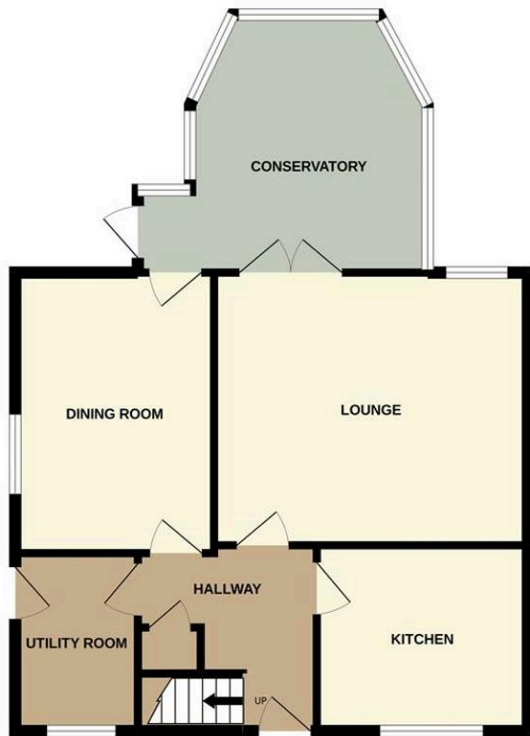
To the front of the property lies a small front garden covered with gravel with a pergola over the porch way, established plants already cover the wooden posts and flower in the summer months. To the side of the property you will find a driveway providing off-street parking for 2 vehicles leading to a single detached garage. To the rear of the property you will find a private enclosed garden with paved seating area.

### HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



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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## Interested?

Contact our friendly team today  
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132