



33 Burniston Gardens, Scarborough, YO13 0HW

Guide Price £260,000

- *Extended semi-detached home*
- *Bright living room with bay window*
- *Enclosed rear garden*
- *Flexible layout with up to four bedrooms*
- *Separate dining room*
- *Driveway parking and detached garage*
- *Two bathrooms*
- *First-floor extension with additional bedrooms and office*

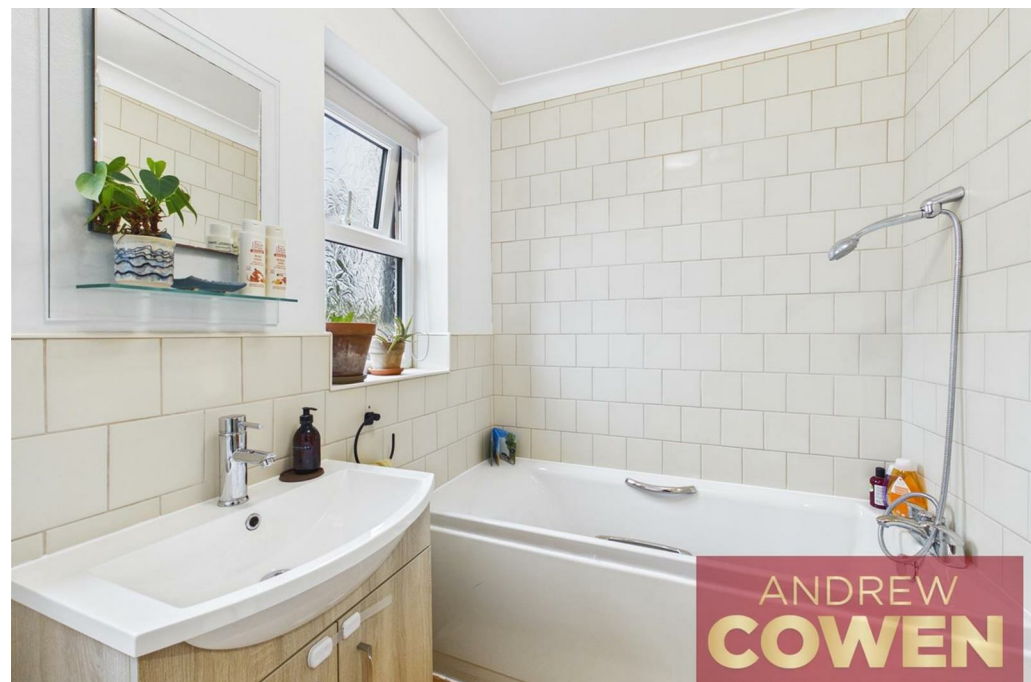
33 Burniston Gardens, Scarborough YO13 0HW

A well-presented and deceptively spacious semi-detached home, offering flexible accommodation across two floors. The property features a bright living room, separate dining area, and a well-equipped kitchen, along with versatile bedrooms ideal for family living or home working.

Further benefits include a pleasant rear garden, driveway parking, and a detached garage, making this an excellent choice for a range of buyers.



Council Tax Band: C



Attractive Extended Semi-Detached Home with Garage and Versatile Accommodation

This well-presented and thoughtfully extended semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a popular residential location, the property benefits from a generous layout, additional first-floor space, and a detached garage.

Upon entering, you are welcomed by a central hallway providing access to all principal ground floor rooms. The property boasts a bright and comfortable living room to the front, featuring a large bay window that floods the space with natural light, complemented by stylish décor and a cosy atmosphere.

To the rear, the dining room provides an excellent space for entertaining and family meals, with convenient access to the kitchen, which is fitted with a range of units and offers ample worktop space. A ground floor bedroom adds flexibility, ideal for guests, multi-generational living, or use as a second reception room. The family bathroom is also located on the ground floor and is well-appointed.

The property has been enhanced with a first-floor extension, creating two further bedrooms and a useful office/study, perfect for those working from home. A second bathroom serves this level, adding to the home's practicality.

Externally, the property enjoys a pleasant rear garden, mainly laid to lawn with patio seating areas, ideal for outdoor relaxation and entertaining. To the front, there is a driveway providing off-road parking, leading to a detached garage offering additional storage or workshop potential.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1185 ft²

110.2 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

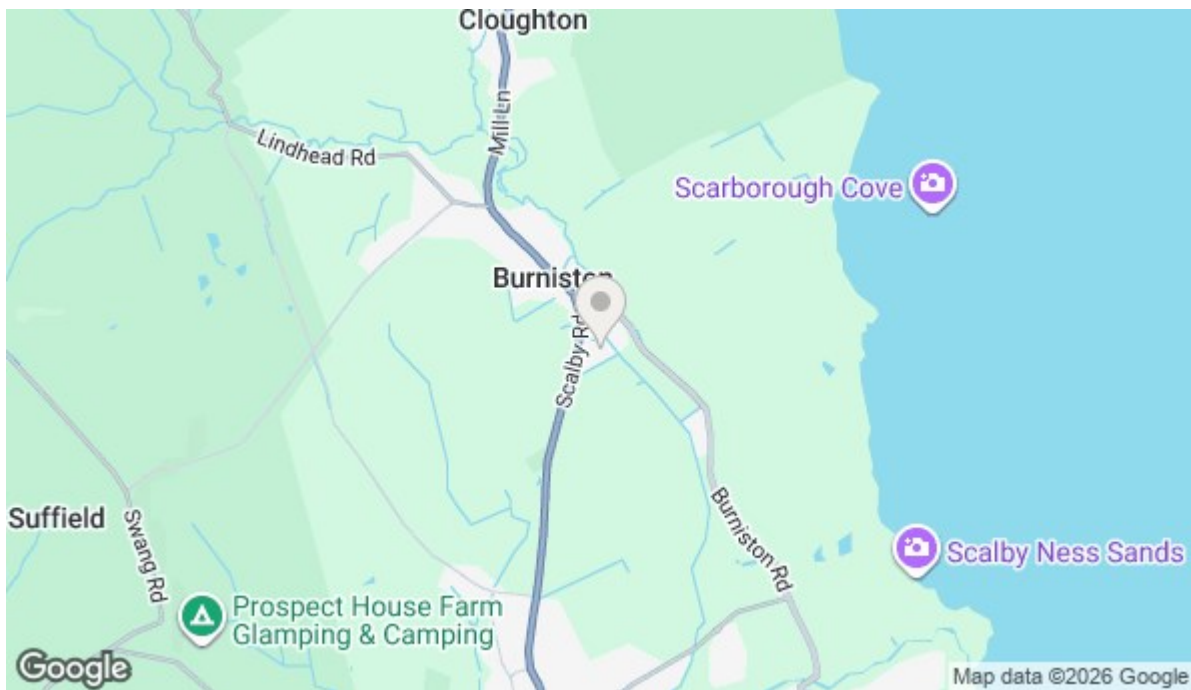
Reduced headroom

..... 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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

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