



30 Dale Close, Burniston, Scarborough, YO13 0ED
Offers In The Region Of £155,000

- Two-bedroom semi-detached home
- Generous kitchen with dining space
- Private driveway and single garage
- Sought-after residential location
- Two well-proportioned double bedrooms
- Enclosed rear garden with excellent potential
- Spacious living room with feature fireplace
- Family bathroom to the first floor
- In need of modernisation with no onward chain / Ideal opportunity to add value

30 Dale Close, Scarborough YO13 0ED

A spacious two-bedroom semi-detached home occupying a desirable residential position, offering generous accommodation, a driveway, garage and enclosed rear garden. Requiring a programme of modernisation, the property presents an excellent opportunity for buyers to create a superb home tailored to their own tastes, making it ideal for first-time buyers, downsizers or investors alike.



Council Tax Band: C



Attractive Two Bedroom Semi-Detached Home with Garage, Private Garden and Excellent Potential

Occupying a pleasant position within a well-established residential location, this two-bedroom semi-detached home offers spacious and well-proportioned accommodation extending to approximately 738 sq. ft. (68.6 sq. m.), presenting an excellent opportunity for first-time buyers, investors or those seeking a property to modernise and create a home to their own specification.

The property is approached via a private driveway leading to a detached garage, with an attractive front garden providing an appealing first impression. To the rear, an enclosed garden enjoys a good degree of privacy and offers excellent potential for landscaping and outdoor entertaining.

Internally, the accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway with useful understairs storage, a generously proportioned dual-aspect lounge featuring an attractive fireplace with character beam detailing, creating a comfortable living space filled with natural light. The spacious breakfast kitchen is fitted with a range of wall and base units, ample worktop space and a central breakfast bar, offering plenty of scope for updating to suit modern tastes.

To the first floor, the landing provides access to two well-proportioned bedrooms, including a particularly generous principal bedroom, together with a spacious family bathroom and a useful built-in storage cupboard.

Although requiring a programme of cosmetic improvement and modernisation, the property offers excellent potential throughout, allowing prospective purchasers the opportunity to add value and create a home tailored to their own style and requirements.

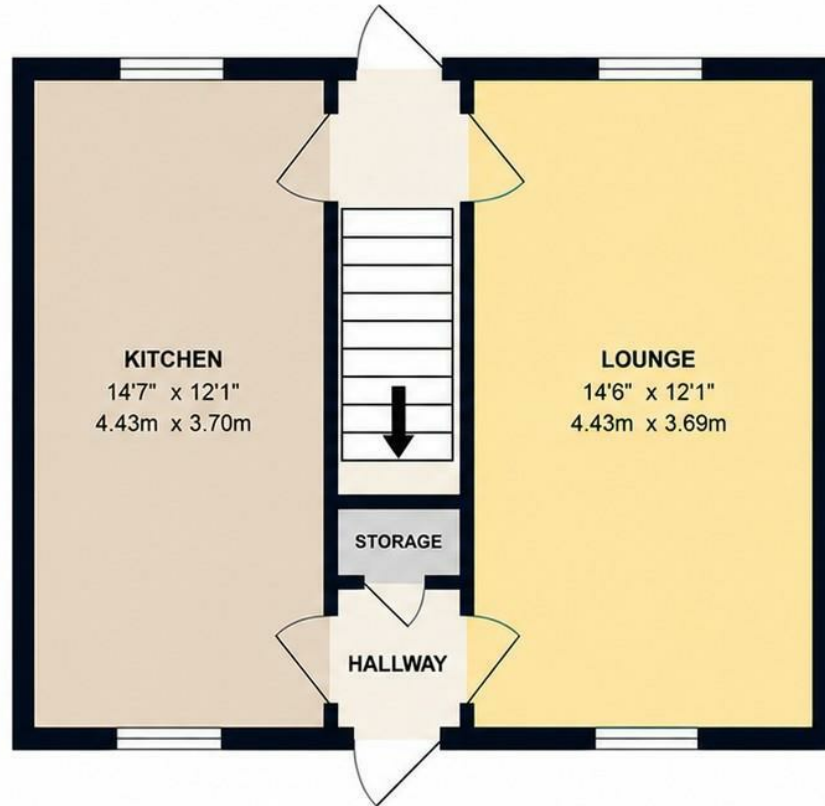
Conveniently situated close to a local primary school, public transport links, this is a fantastic opportunity to acquire a home with generous accommodation, private gardens, garage and driveway parking in a popular residential setting.

Early viewing is highly recommended to fully appreciate the potential on offer.



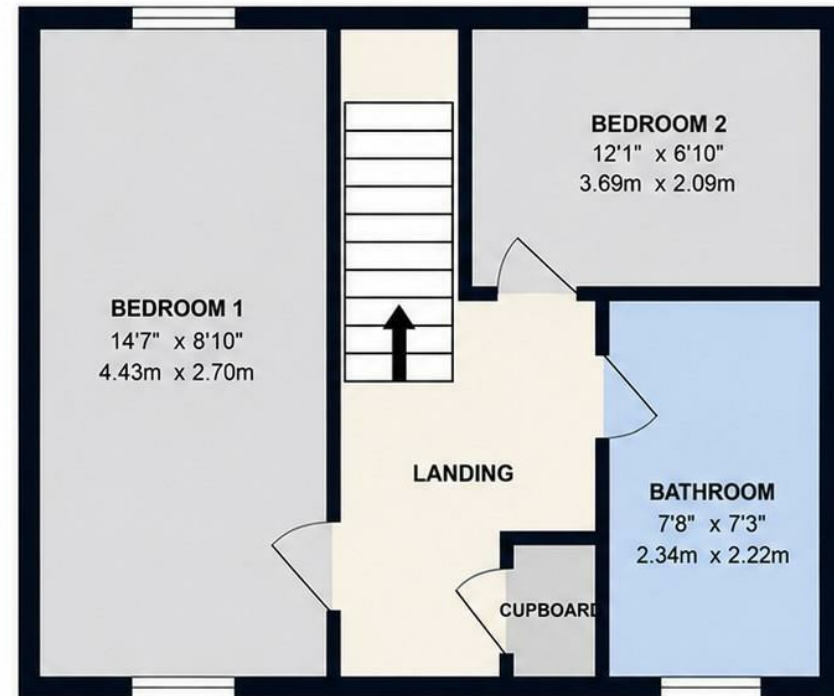
GROUND FLOOR

369 sq.ft. (34.3 sq.m.) approx.



FIRST FLOOR

369 sq.ft. (34.3 sq.m.) approx.

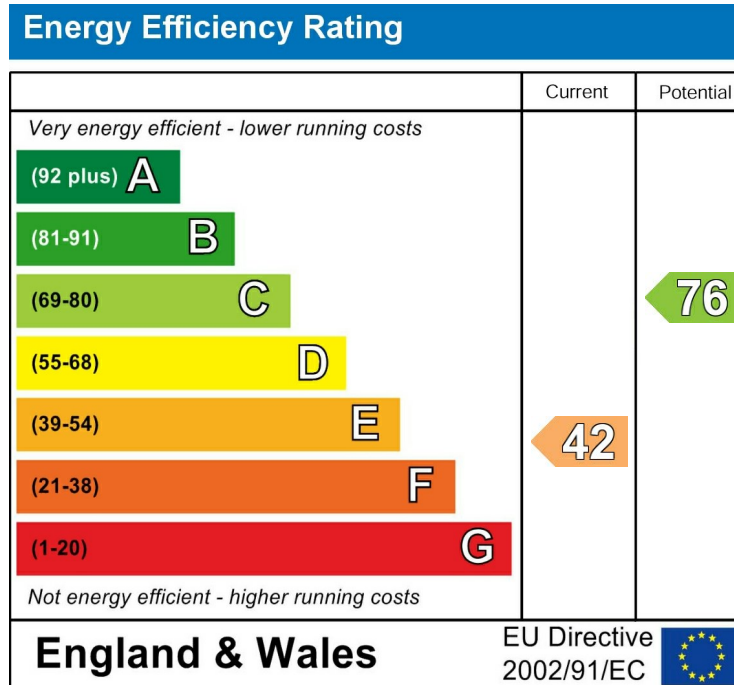


TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

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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