ANDREW COWEN







52 High Street, Burniston, Scarborough, YO13 0HJ

Guide Price £175,000

- *Recently refurbished throughout*
- *Exceptionally large main bedroom*
- *New Carpets*
- *Newly installed boiler*
- *Good-sized rear yard/garden*
- *Brand-new modern kitchen*
- *Suitable for first-time buyers*

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High Street, Burniston is a beautifully refurbished two bedroom terraced home, offered in excellent move-in ready condition. Having been upgraded with a new kitchen, boiler and carpets throughout, the property provides well proportioned accommodation including a spacious principal bedroom, enclosed rear garden and useful external storage, all set within a popular village location close to Scarborough and the North Yorkshire coastline.

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Council Tax Band: B





This beautifully presented two bedroom terraced home is situated in the heart of the popular village of Burniston, offering an excellent opportunity for buyers seeking a ready to move into property with character features and well proportioned accommodation.

The property has been improved by the current owners and now benefits from a modern fitted kitchen, updated flooring and décor, creating a comfortable and practical home suited to a range of purchasers.

The accommodation briefly comprises an entrance vestibule leading into a central hallway, which in turn provides access to a bright and well proportioned living room measuring approximately 11'11" x 11'10". The kitchen is positioned to the rear of the property and is fitted with a contemporary range of units complemented by worktop space and integrated appliances, with a useful layout for everyday cooking and dining.

To the ground floor there is also a modern bathroom fitted with a three piece suite including shower, wash basin and WC.

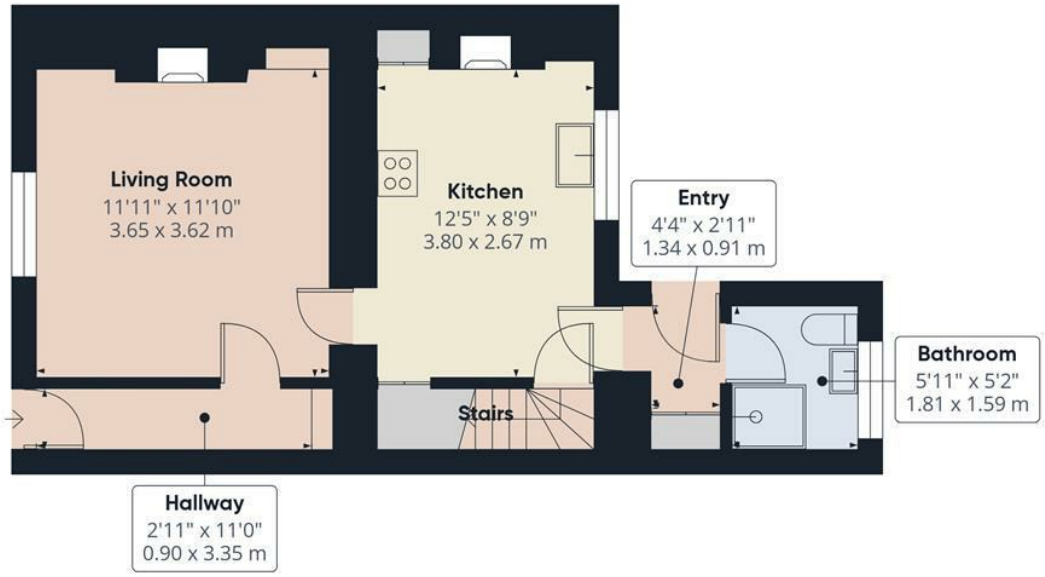
To the first floor the property offers two bedrooms, including a particularly spacious principal bedroom measuring approximately 15'3" x 11'9", providing ample space for additional furniture or a workspace if required. The second bedroom measures approximately 12'5" x 8'9" and is ideal as a guest room, nursery or home office.

Externally the property benefits from an enclosed rear yard/garden, providing a pleasant outdoor space for relaxing or entertaining, along with useful outbuildings/sheds offering excellent storage for tools, bicycles or outdoor equipment.

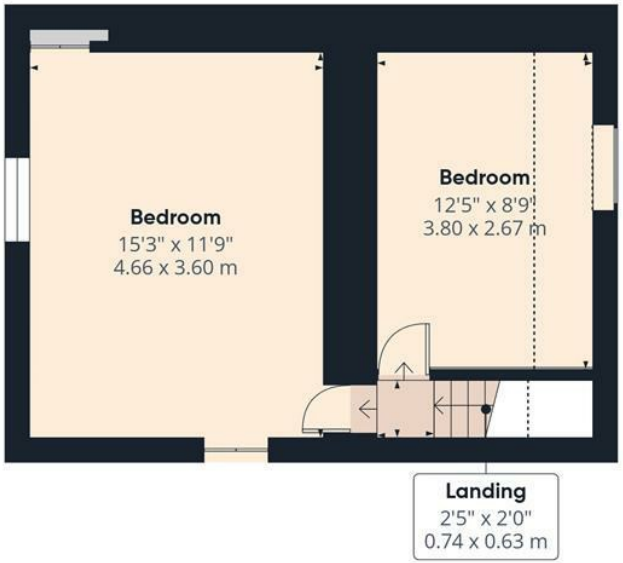
Overall the property extends to approximately 62 sq m (666 sq ft) and represents an ideal purchase for first time buyers, downsizers or investors, being well located for local amenities and within easy reach of Scarborough and the North Yorkshire coastline.







Floor 0





Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

666 ft²

62 m²

Reduced headroom

27 ft²

2.6 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.

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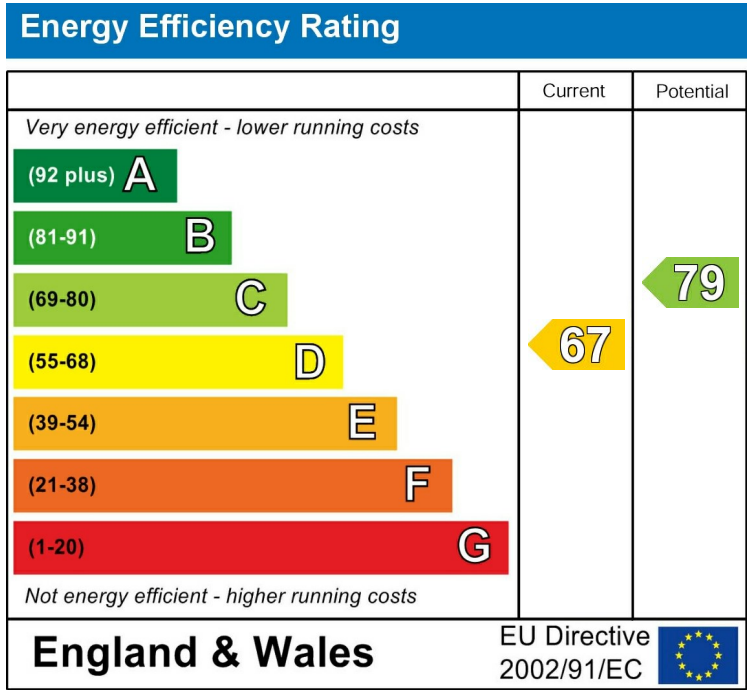












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Book a no obligation valuation today!

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