



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

20 Dale Close, Burniston  
Guide Price £240,000



- IMMACULATE TWO BEDROOM SEMI-DETACHED HOUSE
- PRIVATE SOUTH WEST FACING GARDENS TO THE REAR
- LINDHEAD SCHOOL CATCHMENT AREA
- SINGLE GARAGE AND DRIVEWAY
- POPULAR CUL DE SAC LOCATION WITHIN BURNISTON VILLAGE

We are delighted to present this immaculate two bedroom semi-detached house, perfectly positioned in a popular cul de sac within the heart of Burniston Village.

Stepping inside, you are welcomed by a beautifully presented interior that exudes both style and comfort, with a spacious lounge offering a light and airy ambience ideal for relaxing or entertaining and fully equipped with a dual fuel fire. The modern kitchen is thoughtfully designed with ample storage/workspace and quality integrated Neff appliances, making it the true heart of the home, offering a wonderful setting for family meals or gatherings with friends. Upstairs, two generous bedrooms provide peaceful retreats, each finished to a high standard and offering built in wardrobes in both for all your storage needs. The contemporary family bathroom is elegantly appointed, adding a touch of luxury to every-day living.

Additional features include a google nest heating control, a single garage which has been converted to house a utility area to the rear and storage area to the front, a driveway ensuring convenient parking for residents and guests alike.

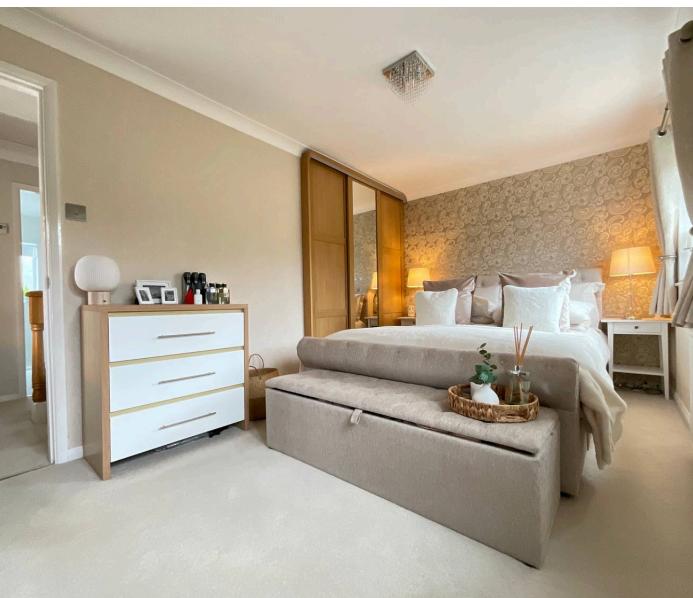
Situated within the sought-after Lindhead School catchment area, this charming home is ideally suited to first-time buyers, couples or small families seeking a tranquil yet well-connected lifestyle. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION

### GROUND FLOOR

#### Living Room

14' 9" x 11' 10" (4.50m x 3.60m)

#### Kitchen/Diner

11' 10" x 14' 9" (3.60m x 4.50m)

### FIRST FLOOR

#### Bedroom 1

8' 6" x 14' 9" (2.60m x 4.50m)

#### Bedroom 2

100' 5" x 8' 6" (30.60m x 2.60m)

#### Bathroom

8' 10" x 5' 7" (2.70m x 1.70m)

#### Externally

To the front of the property lies a front garden laid mainly to lawn with a driveway and single garage. To the rear of the property lies a private South West facing garden with a patio and grassed centre. The rear garden is not overlooked by neighbouring properties. This property also benefits from a fully powered utility area which has been sectioned off from the front half of the garage and accessed via double patio doors within the garden.

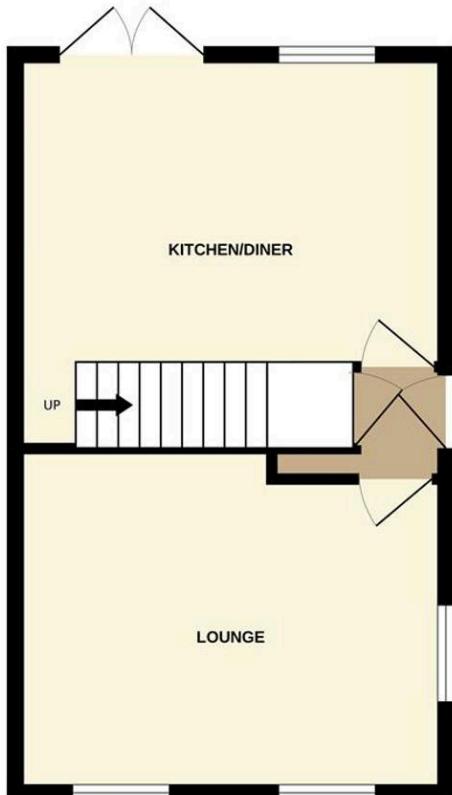
### HMRC

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.

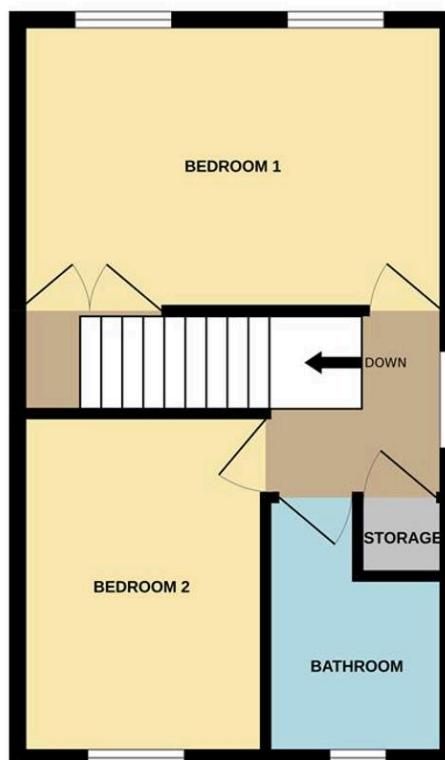
### Details Prepared

AB280126

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 other internal features are approximate and no warranty 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@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

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