



4 Dale Avenue

Burniston, Scarborough, YO13 0EQ

Guide Price £270,000



3



1



2



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Property Summary

We are delighted to bring to the market this detached 3 bedroom bungalow in Burniston - tucked away on a cul-de-sac with views over the surrounding countryside from the front of the property.

When briefly described the accommodation comprises a front facing lounge, separate dining room, kitchen and conservatory. There are three bedrooms and a family bathroom. With steps up to the front of the property and a garden, there is a separate driveway leading to a garage and an enclosed rear garden. .

In our opinion, the property would benefit from a programme of modernisation and improvement, offering purchasers an opportunity to update the generous sized accommodation to their own specification. Offered for sale with no onward chain, we feel that this property will appeal to a wide range of buyers.

For further information or to arrange a viewing, please contact the sales team at Ellis Hay on 01723 350077.

Hallway

Lounge

20'4" x 13'3" (6.22 x 4.06)

Dining Room

12'4" x 8'2" (3.76 x 2.5)

Kitchen

13'5" x 10'9" (4.09 x 3.29)

Conservatory

10'9" x 9'1" (3.29 x 2.77)

Bedroom 1

13'6" x 9'10" (4.12 x 3.01)

Bedroom 2

12'5" x 9'4" (3.81 x 2.87)

Bedroom 3

8'2" x 8'0" (2.5 x 2.46)

Bathroom

Outside

Front and rear gardens, driveway and garage.

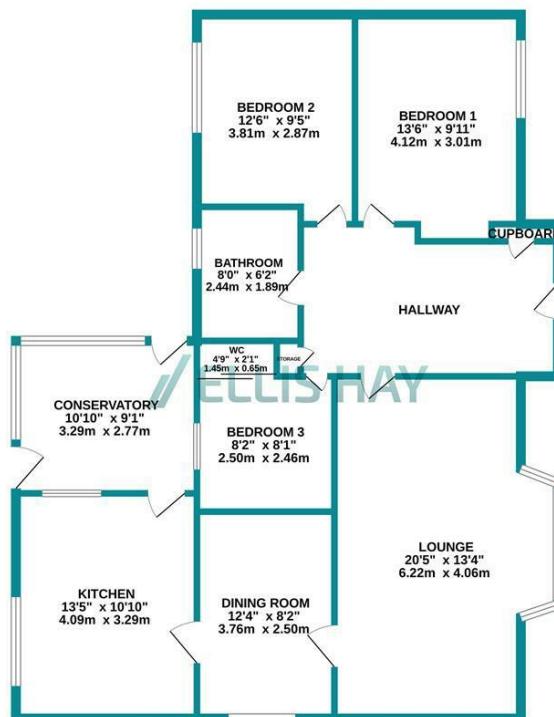


Hybrid Map



Floor Plan

GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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 inaccuracy. These details are for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.