



£295,000

8A LIMESTONE ROAD, BURNISTON, SCARBOROUGH, YO13 0DG

- Link Detached House
- Four Bedrooms
- Two Reception Rooms
- Garage And Garden

A WELL PRESENTED FOUR BEDROOM LINK DETACHED HOUSE IN THE POPULAR NORTH SIDE VILLAGE OF BURNISTON. A GREAT FAMILY HOME WITH VILLAGE GREEN SPACE NEXT DOOR, TWO RECEPTION ROOMS, FOUR BEDROOMS, GARAGE AND GARDENS.



TIPPLE UNDERWOOD ESTATE
AGENTS
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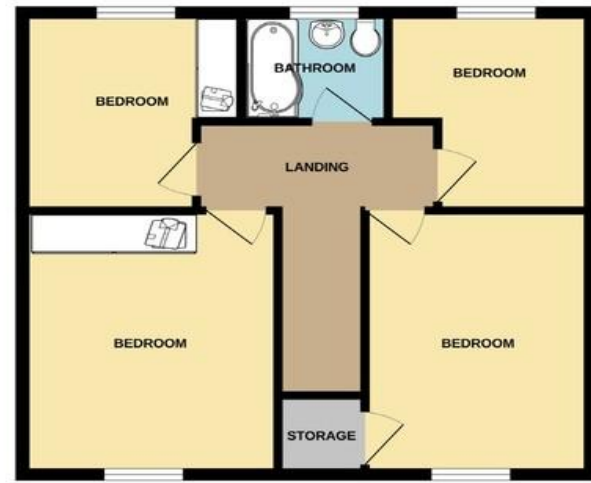
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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Property Description

The property when briefly described comprises entrance hall, dual aspect lounge, dining room, under stairs storage cupboard, high quality fitted breakfast kitchen with stainless steel tambour cabinets and w/c to the ground floor. On the first floor are four bedrooms, bathroom and a well-proportioned airing cupboard. Updated upvc double glazing and gas central heating, rear garden and garage. A lovely home in a lovely village location.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
21' 10" x 10' 8" (6.65m x 3.25m)

KITCHEN/BREAKFAST ROOM
15' 6" x 8' 8" (4.72m x 2.64m) plus recess

DINING ROOM
11' 10" x 9' 6" (3.61m x 2.9m)

WC

REAR HALL

FIRST FLOOR

LANDING

BEDROOM
12' 3" x 10' 9" (3.73m x 3.28m)

BEDROOM
12' 3" x 9' 6" (3.73m x 2.9m)

BEDROOM
9' 3" x 8' 5" (2.82m x 2.57m) into recess

BEDROOM
8' 5" x 7' 9" (2.57m x 2.36m) into recess

BATHROOM

OUTSIDE

GARDEN

GARAGE