



£245,000

39 BURNISTON GARDENS, BURNISTON, SCARBOROUGH, YO13 0HW

- Dormer Bungalow
- Two Bedrooms
- Master En-Suite
- Two Reception Rooms

A TWO BEDROOM DORMER BUNGALOW IN THE POPULAR NORTH SIDE VILLAGE OF BURNISTON. SITUATED ON A CUL DE SAC ON THE EDGE OF THE VILLAGE WITH ITS WEALTH OF AMENITIES AND SUPERB SITUATION FOR BEAUTIFUL COUNTRYSIDE AND COASTAL WALKS. ATTRACTIVE GARDENS, TWO RECEPTION ROOMS, MASTER BEDROOM WITH EN-SUITE, GARAGE AND HOT TUB AREA.



TIPPLE UNDERWOOD ESTATE AGENTS
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
 01723 350299
mail@tippleunderwood.co.uk

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
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 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.
Made with Metropix ©2023

GROUND FLOOR

ENTRANCE HALL

LOUNGE
15' 9" x 11' 9" (4.8m x 3.58m)

KITCHEN
11' 2" x 8' 9" (3.4m x 2.67m)

DINING ROOM
11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM
11' 3" x 10' 4" (3.43m x 3.15m)

BATHROOM

LANDING

MASTER BEDROOM
14' 6" x 13' (4.42m x 3.96m)

ENSUITE

GARAGE

GARDENS



Property Description

The property when briefly described comprises, entrance hall, front facing lounge, second bedroom, modern bathroom suite, kitchen and dining room to the ground floor. On the first floor is a handy study area on the landing and master bedroom with en-suite shower room. The property sits on a pleasant plot with attractive gardens, hot tub area, patio, summer house, garage and driveway.

