



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



£225,000

31 BURNISTON GARDENS, BURNISTON, SCARBOROUGH, YO13 0HW

- Semi-Detached Bungalow
- Two Bedrooms
- Large Gardens And Garage
- Loft Conversion Potential

A CONVENTIONAL TWO BEDROOM BUNGALOW WITH A LARGE GARDEN ON THIS PLEASANT CUL DE SAC IN THE EVER POPULAR VILLAGE OF BURNISTON. THE PROPERTY IS PRESENTED IN GOOD CONDITION AND HAS A LARGE LOFT SPACE WHICH WOULD CONVERT INTO FURTHER BEDROOM SPACE WITH THE NECESSARY PERMISSIONS.

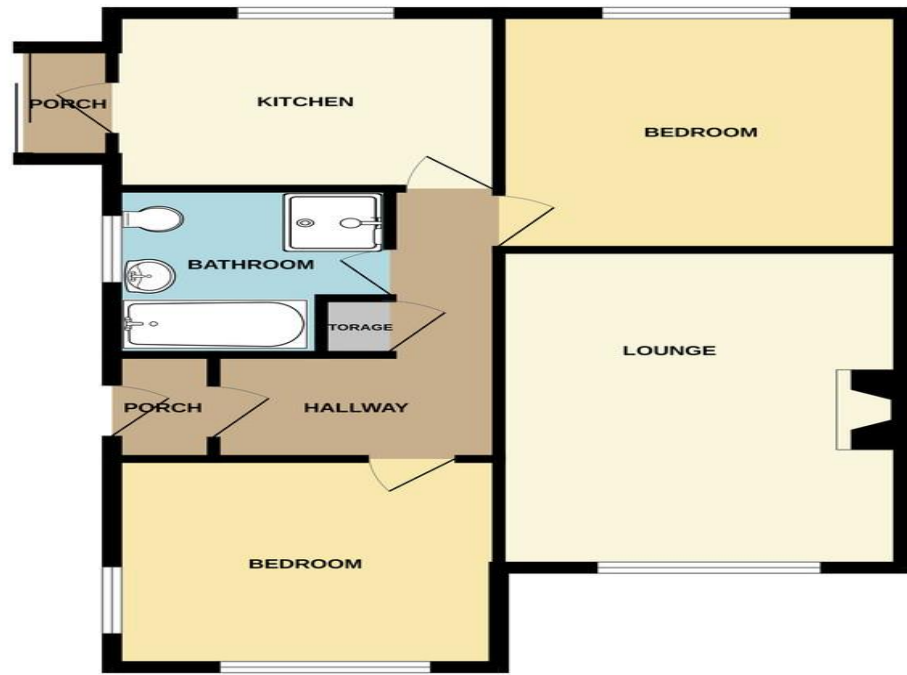


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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 porch, hallway front facing lounge, rear facing kitchen, two well-appointed double bedrooms and house bathroom. A larger loft space accessed via a pull-down ladder would convert into further accommodation with the necessary permissions. To the outside of the property are large gardens, garage, shed and summer house.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

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

KITCHEN
11' 3" x 8' 9" (3.43m x 2.67m)

SIDE PORCH

BEDROOM
11' 9" x 11' 9" (3.58m x 3.58m)

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

BATHROOM

LOFT

OUTSIDE

GARDENS

GARAGE