



6 The Orchard, Scarborough, YO13 0JG
Offers In Excess Of £280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- GENEROUS GARDENS
- OFF-STREET PARKING AND GARAGE
- LOCATED WITHIN THE VILLAGE OF BURNISTON

CPH are delighted to be presenting to the market this 'THREE' BEDROOM DETACHED BUNGALOW which offers SIZEABLE LIVING ARRANGEMENTS with TWO RECEPTION ROOMS, an EN-SUITE to the master, GENEROUS GARDENS, HOT TUB IN SUMMERHOUSE, OPEN FIELD VIEWS, DRIVEWAY AMPLE FOR MOTOR HOME OR NUMEROUS VEHICLES and a GARAGE. The property is enviably located within the village of BURNISTON tucked away in cul-de-sac. VIEWING REALLY IS A MUST TO APPRECIATE THE SPACE, PLOT AND LOCATION. NO ONWARD CHAIN.

The living accommodation briefly comprises of; Entrance hall with built-in storage, spacious living room, modern kitchen and dining room, three double bedrooms with an en-suite shower room to the master, four-piece suite house bathroom and utility room. Externally offers front, side and rear gardens with driveway and garage, a summerhouse with hot tub is also in the rear garden. The property is double glazed and is gas centrally heated via combi boiler.



Being located within Burniston the property affords excellent access to a regular bus route into Scarborough local shop/post office, two pubs/restaurants popular primary school, village hall and playing fields making this potentially a superb family home.

Early internal viewing highly recommended to fully appreciate the space, setting and finish on offer from this spacious bungalow. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

15'8" x 11'9"

Dining Room

11'9" x 11'5"

Kitchen

12'1" max x 11'9"

Utility

Master Bedroom

12'1" x 8'2"

En-suite

Bedroom Two

12'9" x 12'5"

Bedroom Three

10'9" x 9'6"

Bathroom

9'6" x 7'10"

OTHER:

Garage

17'0" x 8'2"

Details Prepared

TLGV/020822



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or misstatements. The plan to illustrate 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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