



6 River Meadows, Burniston, Scarborough, YO13 0BE
Price Guide £290,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS, IMPOSING FOUR BEDROOM DETACHED FAMILY HOME
- 'IN OUR OPINION' IS IMMACULATELY PRESENTED THROUGHOUT
- SITUATED WITHIN THE DESIRABLE BURNISTON VILLAGE
- OFF-STREET PARKING AND SINGLE GARAGE
- OPEN PLAN LIVING WITH A SEPERATE WC AND UTILITY
- SUPERB VIEWS TO FARM LAND

An IMMACULATELY PRESENTED, IMPOSING FOUR BEDROOM DETACHED FAMILY HOME which is well located within the popular village of BURNISTON. The property benefits from SPACIOUS OPEN PLAN LIVING with downstairs WC, UTILITY, EN-SUITE, LOW MAINTENANCE GARDENS, OFF-STREET PARKING, a SINGLE GARAGE and SUPERB VIEWS TO FARM LAND.

'In our opinion' the property is offered to the market in immaculate order throughout including a modern fitted kitchen, utility room, bathroom, en-suite and separate w/c as well as also benefiting from a gas heating system via a boiler and UPVC double glazing throughout. The accommodation itself briefly comprises of an entrance hall with stairs leading to the first floor landing, a generous modern lounge with double doors to the Sunroom which features a log burning stove, a feature open plan modern kitchen/diner with fitted range cooker, dish washer, a utility room with base units and a downstairs WC. To the first floor of the property lies a landing, a master bedroom with an en-suite shower room, a double bedroom, two further bedrooms and a white three-piece suite house bathroom. External to the property lies a driveway providing off-street parking for three vehicles and access to a single garage and to the rear of the property lies a low maintenance garden with paved seating areas and beautiful views to farm land.

Located within the popular village of Burniston the location provides excellent access to a wide range of amenities including local shops, public house, post office and playing fields as well as a popular primary school. The property is also near a regular bus route into Scarborough.

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





Accommodation

Ground Floor

Entrance Hall

Kitchen/Diner & Utility
21'7" x 9'10"

Lounge
21'7" x 10'2"

Sunroom
11'5" x 11'5"

W/C
2'7" x 5'6"

Garage
17'8" x 8'2"

First Floor

Landing

Bedroom 1
12'5" x 9'10"

Ensuite
5'6" x 5'10"

Bedroom 2
13'1" x 8'6"

Bedroom 3
10'5" x 9'2"

Bedroom 4
9'10" x 6'6"

Bathroom
6'6" x 5'10"

External

To the front of the property lies an enclosed walled and stoned yard with a single garage and single drive to the right of the property. To the rear of the property lies a low maintenance rear garden which also benefits from a covered seating area.



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



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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