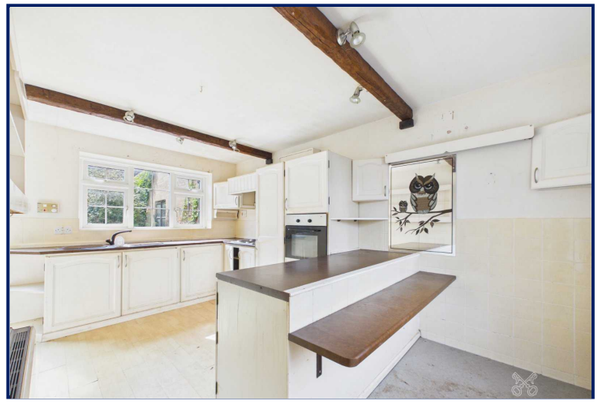
















Dale Close, Burniston,
Scarborough, North Yorkshire,
YO13

Offers in the Region of:
£155,000 Freehold

Reeds Rains

reedsrains.co.uk

Dale Close, Burniston, Scarborough, North Yorkshire, YO13

Asking Price: £155,000 Freehold

Council Tax Band: C
EPC Rating: E

+++ A two bedroom semi detached home in popular Burniston Village with front and rear gardens, garage and driveway for sale with no onward chain +++

Main Description
Situated in the popular village of Burniston, this two bedroom semi detached home offers an excellent opportunity for first-time buyers, downsizers or investors seeking a property in a desirable residential location. Combining comfortable accommodation with an enclosed garden, the property provides a wonderful balance of village living while remaining within easy reach of Scarborough and the surrounding North Yorkshire coastline.

Whilst the property does require modernisation throughout, the accommodation is thoughtfully arranged to provide bright and practical living spaces suited to modern lifestyles. The welcoming living room offers a comfortable setting for relaxing and entertaining, while the adjoining kitchen is designed to provide ample storage for everyday living. The layout creates a warm and inviting home that is both functional and easy to maintain.

To the first floor are two well-proportioned bedrooms, each enjoying plenty of natural light and offering flexible accommodation for a growing family, guests or those working from home. The bathroom is well appointed and complements the property's practical and comfortable design.

Externally, the property benefits from a private enclosed garden, providing an ideal outdoor space for relaxing, entertaining or enjoying family life. A garage and driveway completes the property.

Burniston is a highly regarded village on the northern outskirts of Scarborough, offering a welcoming community, local amenities, well-regarded schools and excellent access to scenic countryside and the North Yorkshire coast. With beautiful coastal walks, nearby beaches and the North York Moors National Park all within easy reach, the location offers an enviable lifestyle for those looking to enjoy both village charm and coastal living.

Viewings are highly recommended to appreciate all that this delightful property has to offer, a virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - No
Council Tax Band Band C
Council Tax Estimate £2,262
Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low
Coverage
Mobile (based on calls indoors)

O2 Average

EE Poor

Three Average

Vodafone Poor
Broadband (estimated speeds)
Standard 18 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability

BT Yes
Sky Yes
Virgin Media No

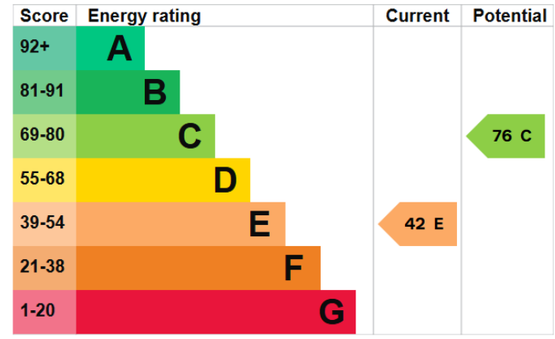
Agent Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).
This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.
The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk