



£265,000

18 LIMESTONE ROAD, BURNISTON, SCARBOROUGH, YO13 0DG

- Detached Dormer Bungalow
- Three Double Bedrooms
- Modernisation Required
- Two Garages And Gardens

Set in the picturesque village of Burniston, this three-bedroom dormer bungalow presents a fantastic opportunity for buyers seeking a spacious home with renovation potential. Situated on a lovely plot and offering a flexible layout, the property retains much of its original character but is now in need of some upgrading allowing the potential purchaser to create a great family home in a lovely location.



**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



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 has been only changed hands once before and when briefly described comprises, entrance hall, rear facing L-shaped lounge/diner, conservatory, kitchen, master bedroom, shower room and separate w/c to the ground floor. On the first floor are two further double bedrooms on with an attached dressing area and huge eaves storage areas. The property sits on a generous plot with two driveways and two garages, lawned garden and greenhouse.



GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER
23' x 15' 9" (7.01m x 4.8m) L-shaped max

CONSERVATORY
11' 7" x 4' 3" (3.53m x 1.3m)

KITCHEN
12' 5" x 9' 4" (3.78m x 2.84m)

BEDROOM
15' 9" x 10' 4" (4.8m x 3.15m)

SHOWER ROOM

WC

FIRST FLOOR

BEDROOM
14' 9" x 9' 7" (4.5m x 2.92m)

DRESSING ROOM
5' 9" x 5' 7" (1.75m x 1.7m)

BEDROOM
13' 8" x 10' 9" (4.17m x 3.28m)

OUTSIDE

GARAGE

SECOND GARAGE

GARDENS