



**£295,000**

6 ROCKS LANE, BURNISTON, SCARBOROUGH, YO13 0HX

- Detached Dormer Bungalow
- Four Bedrooms
- Two Bathrooms
- Garage And Low Maintenance Gardens

NOT OFTEN ON THE OPEN MARKET, THIS PROPERTY IS SITUATED IN THE DESIRABLE NORTH SIDE VILLAGE OF BURNISTON. SITUATED ON AN ELEVATED PLOT WITH FOUR BEDROOMS, LOW MAINTENANCE GARDENS, GENEROUS RECEPTION SPACE, WELL PRESENTED THROUGHOUT, DRIVEWAY AND GARAGE.



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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.





TOTAL FLOOR AREA: 1301 sq.ft. (120.8 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

This dormer bungalow when briefly described comprises, entrance porch, hallway, large living room, breakfast kitchen, two bedrooms and bathroom to the ground floor. Two further bedrooms and bathroom to the first floor. Low maintenance, mature gardens to the outside with driveway to the garage. This property is offered with no onward chain, and viewing is highly recommended.



### GROUND FLOOR

PORCH

HALLWAY

LIVING ROOM  
23' 2" x 14' 9" (7.06m x 4.5m) L shaped max

KITCHEN/BREAKFAST ROOM  
11' 9" x 11' 4" (3.58m x 3.45m) max

BEDROOM  
14' x 11' 7" (4.27m x 3.53m)

BEDROOM  
11' 9" x 9' 4" (3.58m x 2.84m)

BATHROOM

### FIRST FLOOR

LANDING

BEDROOM  
13' 10" x 10' 2" (4.22m x 3.1m)

BEDROOM  
13' 2" x 10' 2" (4.01m x 3.1m) L shaped max

BATHROOM

### OUTSIDE

GARDENS

GARAGE