



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**£265,000**

7 THE ORCHARD, BURNISTON, SCARBOROUGH, YO13 0JG

- Detached Bungalow
- Two Double Bedrooms
- Garage And Gardens
- Cul De Sac Location

A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SITUATED ON A PLEASANT CUL DE SAC IN THE POPULAR NORTH SIDE VILLAGE OF BURNISTON. UPGRADED AND MODERNISED THROUGHOUT BY THE CURRENT OWNERS WITH MODERN KITCHEN, BEAUTIFUL LOW MAINTENANCE GARDENS AND GENEROUS ROOMS.

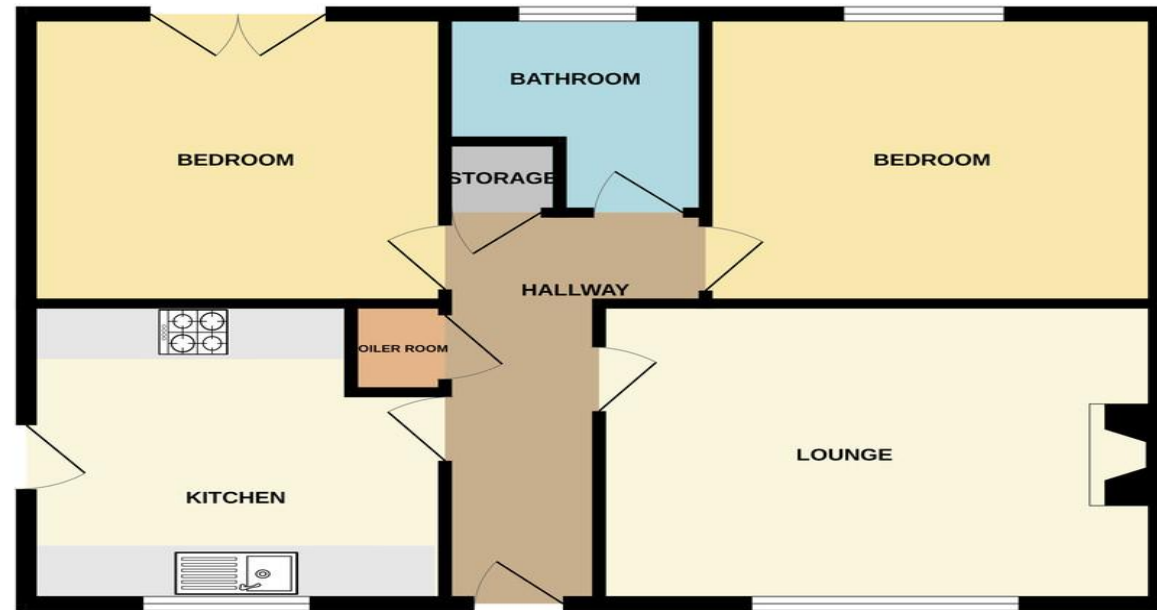


TIPPLE UNDERWOOD ESTATE AGENTS  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**GROUND FLOOR**  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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**GROUND FLOOR**

- HALLWAY
- LOUNGE  
15' 9" x 11' 9" (4.8m x 3.58m)
- KITCHEN/DINER  
11' 9" x 11' 9" (3.58m x 3.58m)
- BEDROOM  
12' 9" x 11' 4" (3.89m x 3.45m)
- BEDROOM  
11' 9" x 11' 4" (3.58m x 3.45m)
- BATHROOM
- OUTSIDE**
- GARAGE
- GARDENS

**Property Description**

The property when briefly described comprises, hallway, lounge with feature fireplace and kitchen diner to the frontal aspect, two double bedrooms to the rear with walk in wet room which ash underfloor heating. Private rear gardens kept to low maintenance with flagged patio and timber decking. Garage which has currently been divided into a workshop and artist studio and has recently been re-roofed.

