



Rosslyn, 6, Limestone Road, Burniston, Scarborough, YO13 0DG
Price Guide £895,000

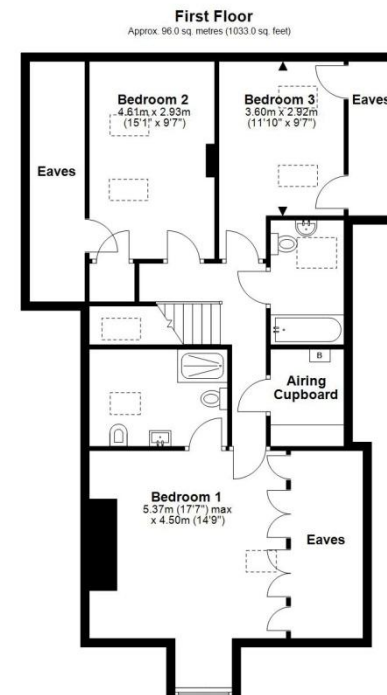
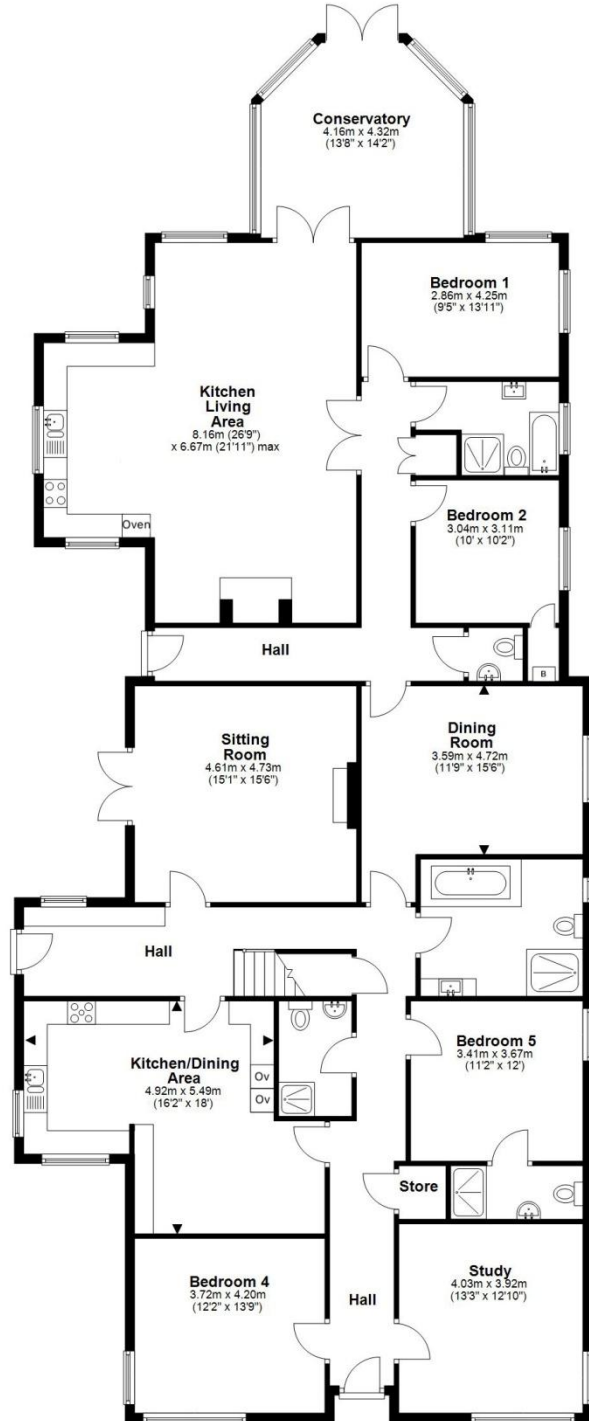
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‘Certainly A Lifestyle choice’ - Standing in total on approx 3.81 acres or thereabouts, can be found this substantial 7/8 bedroom residence including annex, with two paddocks, enclosed yard with three stables, plus two further adjoining stables and a tack room. Within the first paddock is a field shelter with stable. Set close to the stable block is a substantial games room (33’10” x 26’9”) including separate wc - attached hay barn.

The house is divided into two wings. The southern wing is over two floors and briefly comprises:
Ground floor: Entrance hall, sitting room, dining room, kitchen/breakfast area, further hall, 2/3 bedrooms, one with en-suite shower room, house bathroom with shower and separate shower room.
First floor: Landing, principal bedroom with en-suite shower, two further bedrooms and bathroom.
Northerly wing (Annex): Comprising: Cloakroom, open plan kitchen/living area, conservatory, two bedrooms and bathroom with separate shower.
Lawned gardens to the front and rear, patio areas and decking. Substantial tarmaced driveway with gated access.

Situated in the popular village of Burniston yet within easy reach of Scarborough and close to the coast.

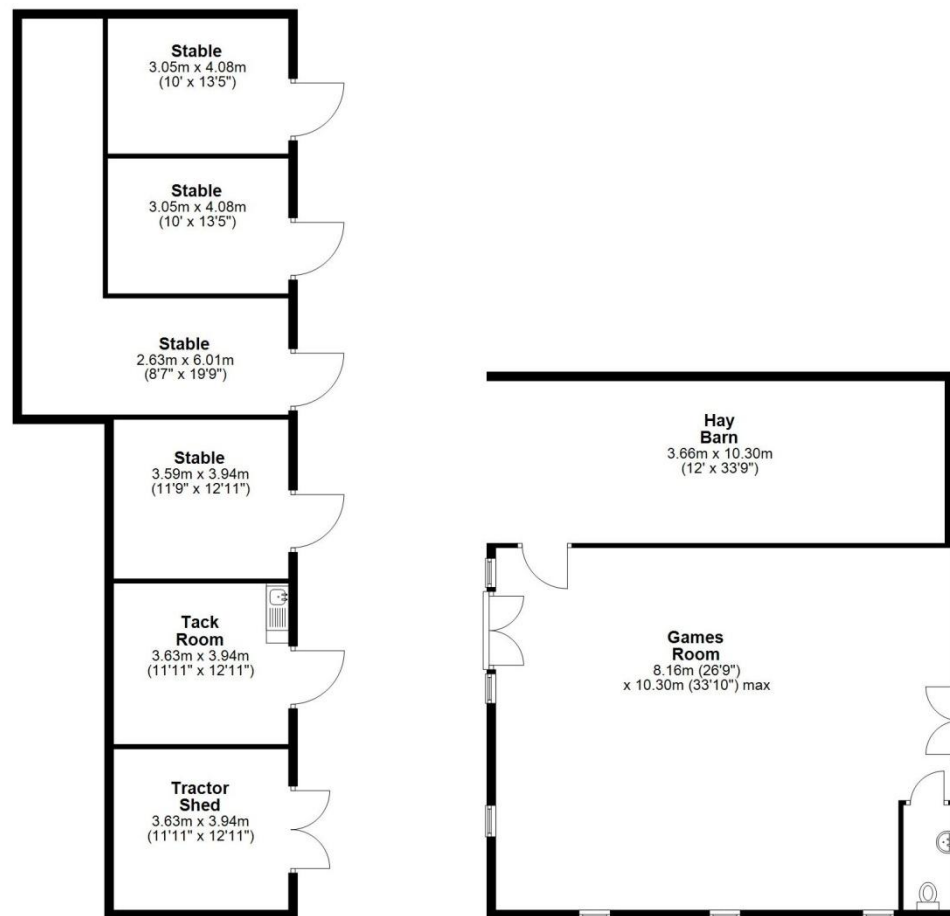
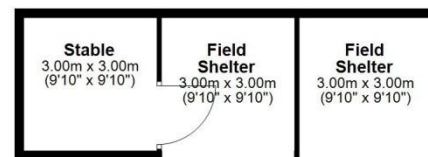




For illustration purposes only not to scale

Ground Floor

Approx. 247.4 sq. metres (2662.5 sq. feet)



Total area: approx. 247.4 sq. metres (2662.5 sq. feet)

Outbuildings, 6 Limestone Road

For illustration purposes only not to scale







Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains drainage, mains water, gas and electricity are laid on. Gas fired central heating.

Notes: We understand there is an overage clause on the property, details are being sought. Covenants are referred to in the Land Registry register of title as well as a restriction. For further details contact Peter Illingworth.

Property Tax: Band B

EPC Rating: Band House C, Annex Band C.

Broadband: Basic 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps

Satellite/Fibre TV Availability, BT and Sky

Mobile Coverage: Vodafone, Three, O2

Photography: Peter Illingworth

Location: What3words ///laptop.bunks.crunch

Flood Risk: Very Low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing: Strictly by appointment through the agents
Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 475557.



16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557
E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

T. 01751 475557
E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099
E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

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