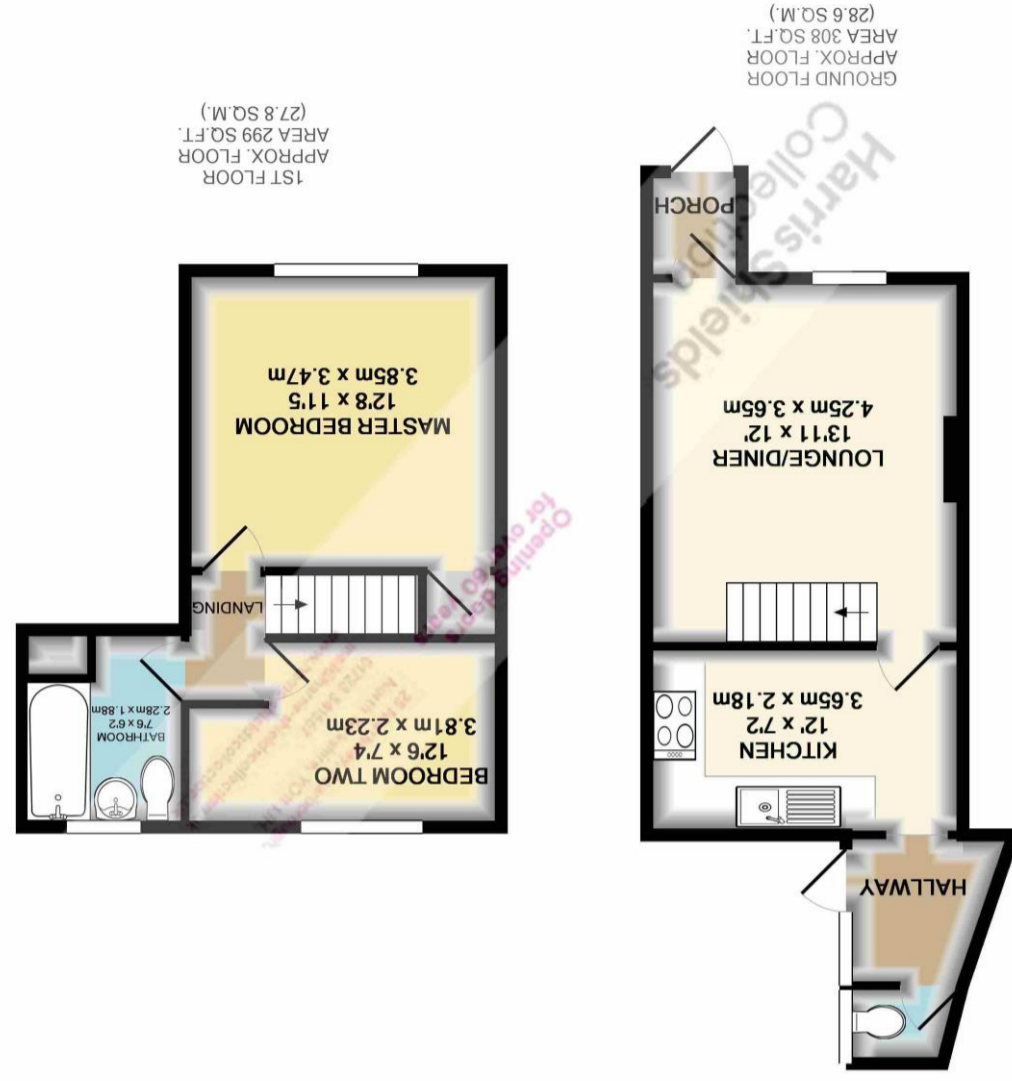


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



26 High Street, Burniston, Scarborough, North  
 Yorkshire, YO13 0HJ

**Harris Shields**  
 Collection

## A two bedroom terraced cottage with parking.

- ✓ Cosy Character Stone Built Cottage
- ✓ Two Bedrooms
- ✓ With Gardens & Parking
- ✓ No Forward Chain
- ✓ Double Glazed & Gas Central Heating
- ✓ Central Village Setting

Asking Price £155,000

# Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough  
North Yorkshire, YO11 1JH

01723 341557

[mail@harris-shieldscollection.uk](mailto:mail@harris-shieldscollection.uk)

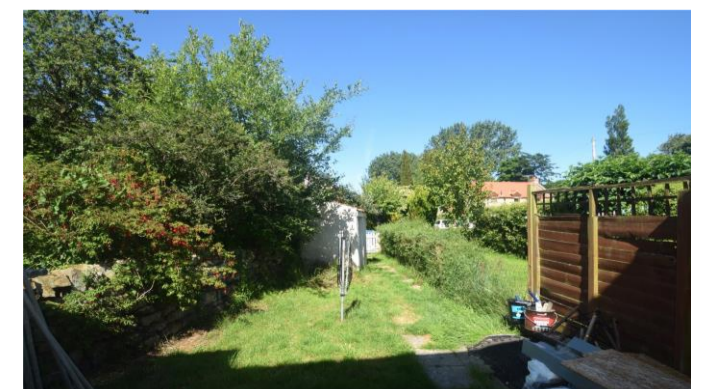
<https://harris-shieldscollection.uk/>

### Description

Situated in the very heart of Burniston village, this charming and characterful two-bedroom cottage offers a rare blend of village charm, practicality and convenience, further enhanced by the unusual benefit of an allocated parking space. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year, while retaining a cosy and welcoming feel. The accommodation begins with an entrance door leading directly into the front lounge, a delightful living space ideal for relaxing, featuring a warm and inviting atmosphere. To the rear of the cottage is a well-proportioned fitted kitchen/diner, providing ample space for everyday dining and entertaining. Beyond the kitchen, a rear hallway offers access to the rear garden, creating a practical flow for outdoor living, and also houses a convenient ground-floor W.C., a particularly valuable feature for a property of this style and age. To the first floor, the staircase leads to a bright and airy front-facing double bedroom, enjoying views over the village, alongside a further rear-facing bedroom offering a peaceful outlook. A well-appointed bathroom completes the first-floor accommodation. Externally, the property benefits from front

### Additional Information

Council tax band



Opening doors  
for over 60 years

Harris Shields  
Collection