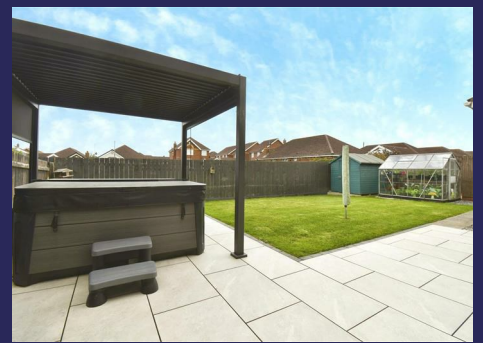


Whitakers

Estate Agents



9 Auction Close, Burstwick, HU12 9DB

£295,000

THIS INCREDIBLY SPACIOUS 3 BEDROOM DETACHED PROPERTY REALLY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED!

Immaculately presented and maintained by the current owners and situated on a peaceful cul-de-sac in the popular Holderness village of Burstwick, this lovely home provides family accommodation in true "move-in" condition!

Occupying an enviable position with an open rear aspect and ample off road parking to the front, the property briefly comprises; entrance hallway, downstairs cloakroom, lounge with double doors into the dining room, a modern fitted kitchen and large utility room to the ground floor whilst to the first floor there are three DOUBLE bedrooms, the master being ensuite and a well appointed family bathroom.

Having the additional benefit of the aforementioned non-overlooked rear garden, driveway parking and a spacious garage adjoining the property together with gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the scale and standard of the accommodation!

The Accommodation Comprises

Entrance Hallway



uPVC entrance door into hallway with vinyl flooring, central heating radiator, under stair cupboard and stairs to first floor.

Downstairs Cloakroom



Door from entrance hallway into downstairs cloakroom with low flush wc, vanity hand wash basin, central heating radiator, part panelled walls and uPVC window to side aspect.

Lounge 17'7" x 14'3" (5.38 x 4.36)



The bright and spacious lounge features a uPVC bay window to front aspect, carpeted flooring, fire surround with inset gas fire, central heating radiator and double doors into dining room.

Dining Room 10'9" x 10'11" (3.30 x 3.35)



With carpeted flooring, central heating radiator, internal door into kitchen and uPVC French doors into garden.

Kitchen 10'9" x 11'1" (3.30 x 3.40)



Modern kitchen fitted with a range of contemporary wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with electric fan oven below and extractor over and 1 1/2 bowl stainless steel sink drainer. Integrated under counter fridge and dish washer, vinyl flooring, central heating radiator, uPVC window to rear aspect and door into Utility Room.

Utility Room



Generously proportioned Utility Room fitted with base units and contrasting work surfaces, stainless steel sink drainer and plumbing for automatic washing machine. Space for free standing fridge/freezer, vinyl flooring, central heating radiator, uPVC window to front aspect and door into garage.

First Floor Landing



Stairs from entrance hallway to first floor landing with uPVC window to side aspect, carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 13'8" x 14'6" (4.19 x 4.44)



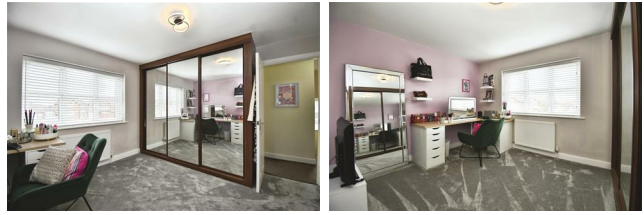
Double bedroom with uPVC window to front aspect, carpeted flooring, fitted wardrobes, central heating radiator and door into ensuite.

Ensuite



Comprising shower cubicle with multi-jet mains shower, low flush wc and vanity hand wash basin. Vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to side aspect.

Bedroom Two 12'1" max x 12'2" (3.69 max x 3.71)



Double bedroom with uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator

Bedroom Three 14'0" max x 10'2" (4.27m max x 3.10m)



Double bedroom with uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator

Family Bathroom



Family bathroom comprising bath with mains shower over and fitted screen, low flush wc and hand wash basin. Built in cupboard, vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to front aspect.

Outside



To the front of the property is a pleasant lawned and gravelled garden together with a side driveway providing ample off road parking and leading to the garage. Side gate access leads to the lovely private rear garden with open aspect and laid mainly to lawn with ceramic tiled patio seating areas and pergola housing a hot tub, storage shed and fencing to perimeters.

Garage

The garage features an up and over door, electric supply, an internal door into the Utility room and uPVC rear window and door into the garden.

Tenure

The property is Freehold

Council Tax

Council Tax band D

East Riding of Yorkshire Council

EPC

EPC rating C

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

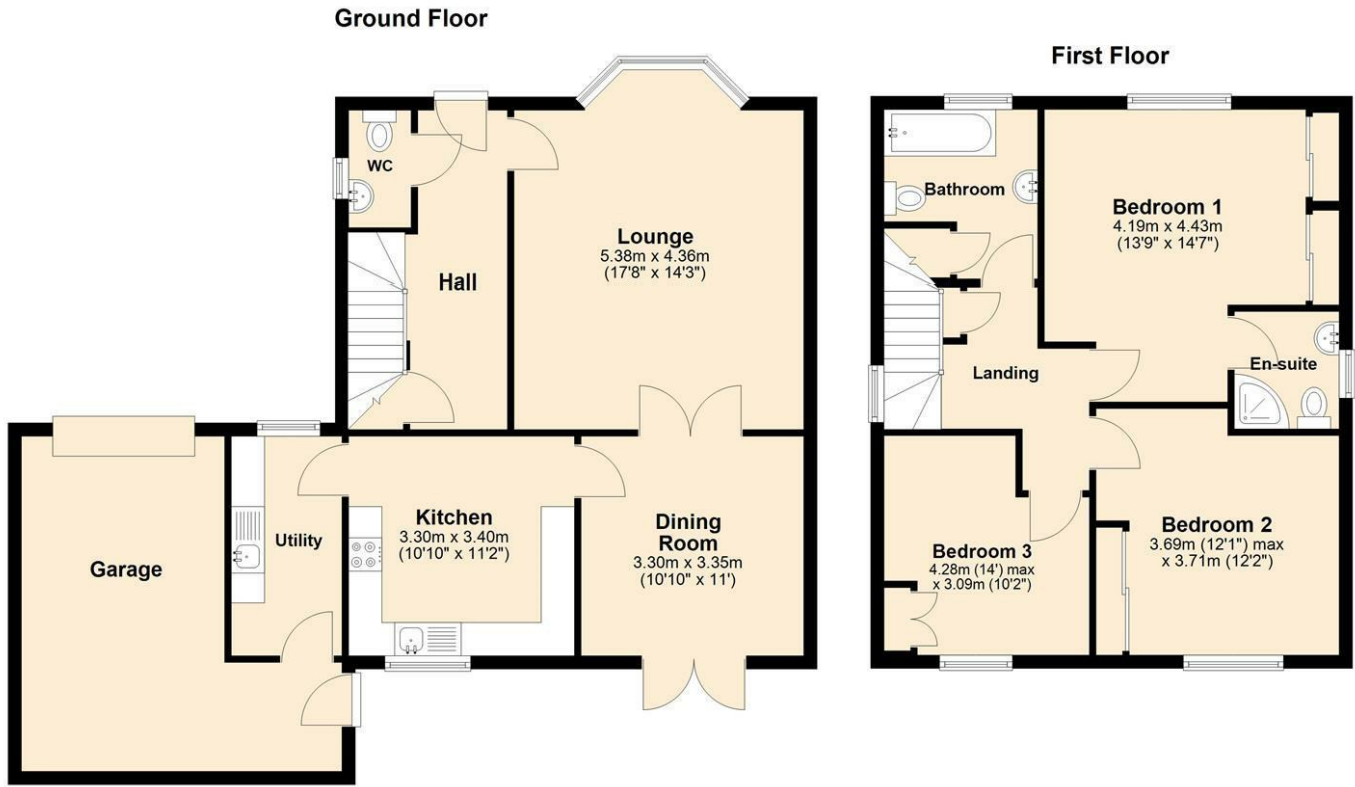
Coalfield or Mining Area - No

Planning - No

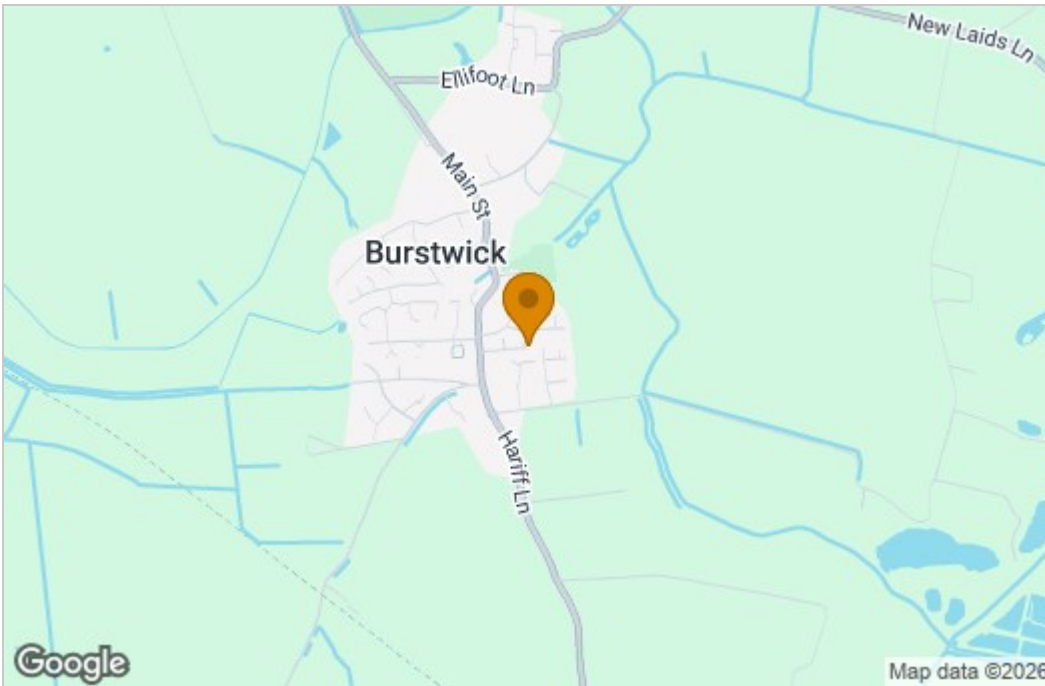
Whitakers Estate Agent Declaration:

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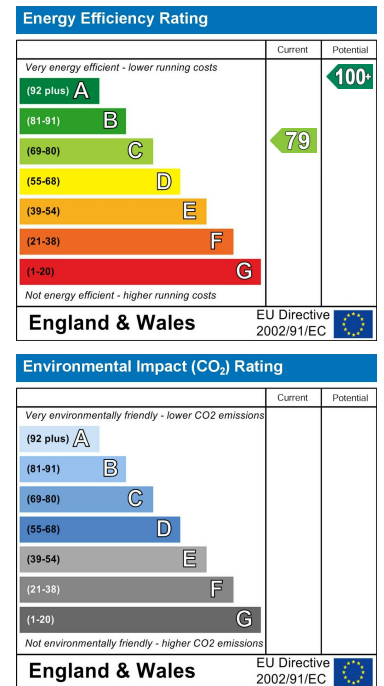
Floor Plan



Area Map



Energy Efficiency Graph



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