Whitakers
Estate Agents









26 Chestnut Garth, Burton Pidsea, HU12 9DA

£200,000

IDEAL FOR THE FIRST TIME/ YOUNG FAMILY BUYERS

Nestled on Chestnut Garth, just off Back Lane, Burton Pidsea, is this Superb Extended Semi Detached Home offering well proportioned accommodation, ideal for the first time/ young family buyer looking to settle in this delightful village.

The extensive accommodation includes: Entrance hall, welcoming you into view this lovely home with a generously proportioned THROUGH LOUNGE to STUDY area and a fabulous OPEN PLAN DINING KITCHEN with patio doors opening out to the rear GARDEN, creating an ideal layout for entertaining family & friends. There are THREE BEDROOMS and a family BATHROOM to the first floor. Outside there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING space for several vehicles and family friendly GARDENS to front and rear with the rear having a paved patio area, ideal for dining "al fresco"

Location

Back Lane, Burton Pidsea Village is where you find an excellent village hall, offering a range of activities and a children's play park with playing field adjoining. There is a Primary School, Bowling Green, St Peter and Paul Parish Church, village shop and fuel station. Good transport links into the city of Hull, Hedon and East Coast.

Accommodation Comprising

Entrance Hall



The front entrance door opens into the hallway, welcoming you in to view this lovely home. Feature staircase takes you up to the first floor. Radiator, vinyl flooring and doors to..

Open Plan Dining Kitchen 18'1" x 15'2" (max) (5.52 x 4.63 (max))

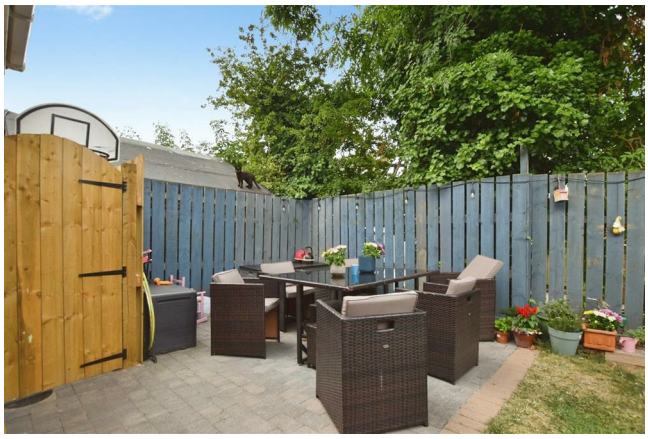


A superb open plan layout to the dining area and kitchen with patio doors opening out to the rear garden, creating a lovely space for entertaining family & friends.
A range of fitted units to base and walls with complimentary wood block surface, incorporating the breakfast bar. Integrated appliances include: a dish washer, automatic washing machine, dryer and fridge/freezer. Built in double oven and electric hob with stainless steel extractor hood above. Ample space for dining table & chairs. Two double glazed windows to front and rear elevations and radiator.

Kitchen Only



Patio Area



Perfect for outdoor entertaining

Through Lounge/ Study 22'5" x 13'1" (max) (6.84 x 3.99 (max))



A comfortable through lounge to study/play area with feature fireplace and patio doors to the rear elevation. Double glazed bay window to front elevation and radiator.

Lounge



With feature bay window

Study Area



With patio doors opening out to the rear garden.

Landing



The first floor landing has a double glazed window and doors to ...

Bedroom One 11'11" x 9'4" (3.64 x 2.86)



A tastefully styled, double bedroom with fitted wardrobes and overhead top boxes. Double glazed window and radiator.

Bedroom Two 12'2" x 10'2" (3.71 x 3.10)



A double bedroom with built in storage cupboards, double glazed window and radiator.

Bedroom Three 10'2" x 9'0" (3.10 x 2.75)



A single bedroom with double glazed window and radiator.

Family Bathroom 7'4" x 5'5" (2.25 x 1.66)



The family bathroom is fully tiled with three piece suite in white to include: panelled bath with overhead shower and screen, pedestal wash basin and low level W.C. Double glazed obscure window and towel heater.

Driveway & Off Road Parking
To the front of the property is a low rise brick wall with open access onto the driveway, providing ample off road parking space.

Gardens



The gardens are fully enclosed and family friendly, mainly laid to lawn with an array of colourful shrubbery and plantings to borders. The rear garden has a block paved patio area ideal for dining "al fresco" or just to sit and enjoy your morning coffee.

Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
EPC rating C

Making An Offer
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

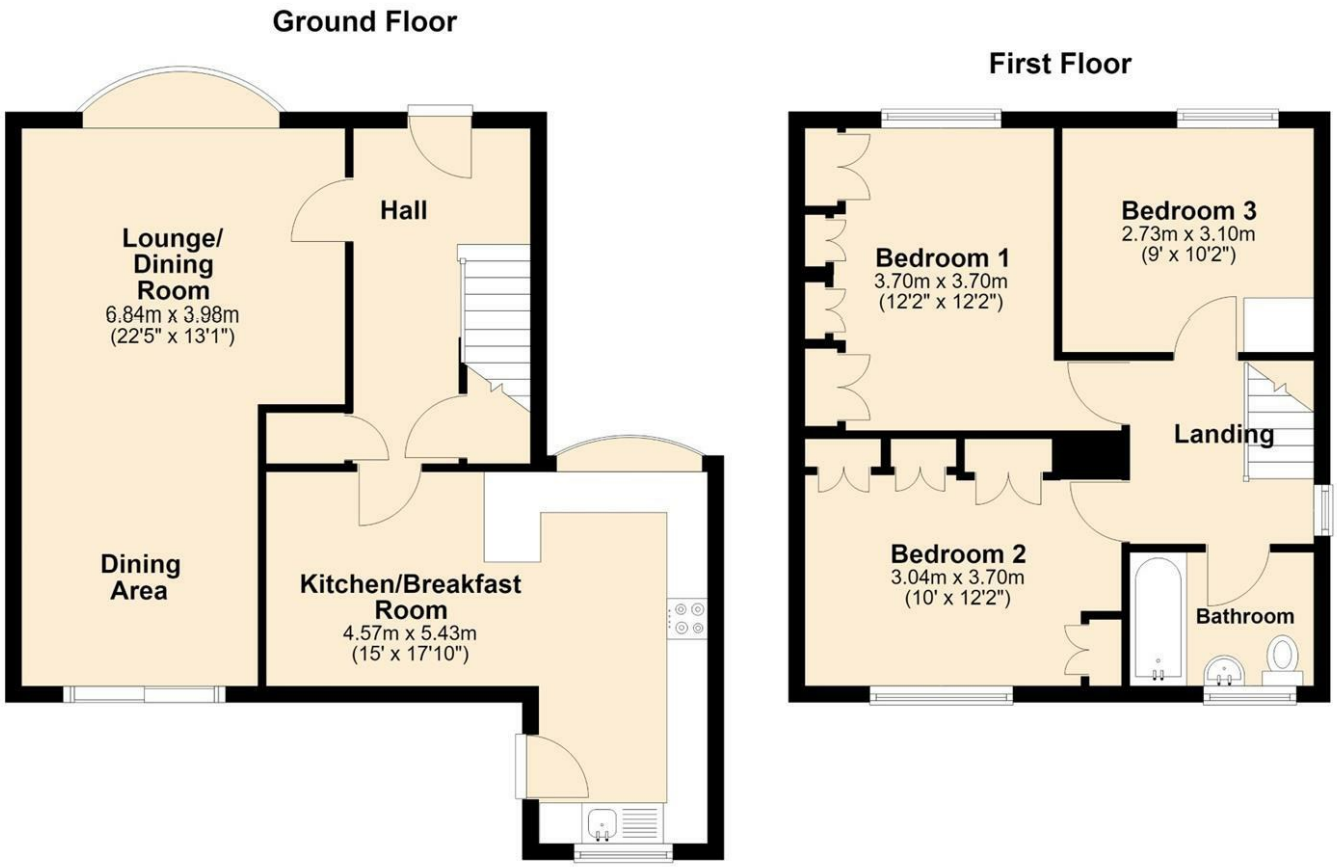
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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 under tiled roof
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - O2 good/ EE/Three/Vodafone okay
Broadband - Basic 17 Mbps / Superfast 50 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No

Whitakers Estate Agent Declaration.
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

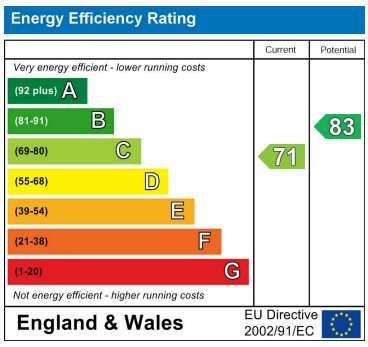
Floor Plan

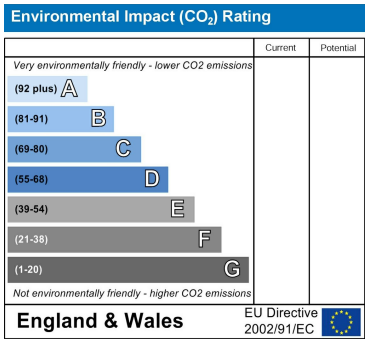


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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