

111 MAIN STREET BURSTWICK



A GOOD SIZED SEMI DETACHED HOUSE
WITH PRIVATE DRIVEWAY AND GARAGE. IN A POPULAR
VILLAGE LOCATION, WITH WEST FACING GARDENS
AND FOR SALE WITH NO ONWARD CHAIN.
VIEWING IS HIGHLY RECOMMENDED.

Price: £127,995

111 Main Street, Burstwick. HU12 9EB

SITUATION: Set in the popular village of Burstwick which is situated mid-way between Hull and the coast. A short walk from the highly regarded Primary school and within the catchment area for The Holderness Academy and Sixth Form College. Near to local amenities including a convenience store, post office and fish and chip shop, and close to All Saints Church, the village hall and Burstwick Country Golf. The nearby town of Hedon is only a short drive away.

DESCRIPTION: Installed with uPvc double glazing and electric heating and comprising entrance porch, lounge/dining room, modern kitchen, three bedrooms - all with fitted wardrobes/cupboards and bathroom. Enclosed rear garden, detached garage and private driveway with parking to the front.

Side entrance door into:

PORCH: 1.46m x 1.82m

With front and side windows, ceiling light and vinyl flooring. Door into:

LOUNGE/DINING ROOM: 7.51m x 4.50m at widest points

Fitted with an attractive Adam style fire place with marble hearth and back and an inset electric fire. Two ceiling lights, coving, front, side and rear windows and vinyl flooring. Staircase to the first floor, two electric wall heaters, under stairs cupboard and door to:



KITCHEN: 3.20m x 2.03m

Fitted with a range of cream wall and base units with a contrasting work surface and tiled splash back area. With an integrated electric oven, halogen hob and extractor. Plumbing for an automatic washing machine, space for a larder fridge and larder freezer. Stainless steel single sink with mixer tap, window onto the dining area and rear door leading to the garden.

FIRST FLOOR - LANDING:

With a side window, ceiling light and coving. Access to the loft which is part boarded for storage and fully insulated.

BEDROOM 1: 4.26m x 2.60m

With a front aspect and fitted with a range of wardrobes. Vinyl flooring, electric heater and ceiling fan light.

BEDROOM 2: 2.78m x 2.52m

With a rear aspect, ceiling light, electric heater and two storage cupboards.

BEDROOM 3: 3.37m x 1.84m at widest points

With a front aspect, ceiling light, vinyl flooring and storage cupboard.

BATHROOM: 1.89m x 1.89m

Part tiled and fitted with a panelled bath with shower over, WC and wash basin set into vanity units. Ceiling light, extractor fan, vinyl flooring and heated towel rail.



OUTSIDE:

To the front is a tarmac parking space and side driveway which leads to a detached, brick built garage. This has an up and over door, rear window, power and lighting. There is a wrought iron gate leading to the rear garden which is west facing and is mainly lawned. There is a raised border to the rear, with a timber shed and bin storage area.

SERVICES:

Mains Electricity and Drainage. Please note, currently there is no Gas supply to the property. This has been reflected in the Marketing price.

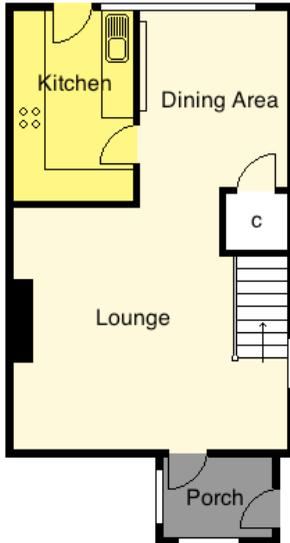
COUNCIL TAX: Band B (confirmation from VOA website)

VIEWING: By appointments, please, through John P. Dennis & Son Ltd, 01482 897129

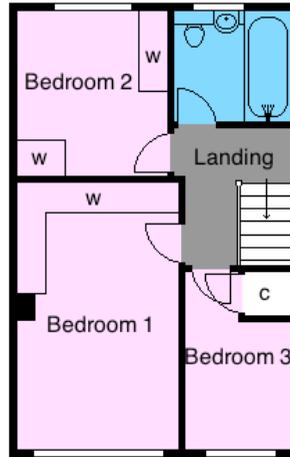
N.B. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





Ground Floor



First Floor

Room Identification Plan
Not to Scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	84
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	40	65
England & Wales	EU Directive 2002/91/EC	

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1. These particulars are for the general information and guidance of introduced purchasers or lessees and do not constitute any part of an offer or contract.
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