



SERVICES
Oil fired central heating, mains water and electric. The sewerage is to a septic tank.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Guide Price
£220,000

**Birchfield, Back Street,
Burton Fleming, YO25 3PD**



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Birchfield, Back Street, Burton Fleming, YO25 3PD

DESCRIPTION

A great opportunity to purchase a two/three bedroom semi-detached property in a peaceful village location. Birchfield is brought to the market with the benefit of no onward chain and versatile accommodation offering both upstairs and downstairs bedrooms. The property is neatly presented whilst allowing any potential buyer to put their own stamp on it with the neutral decor throughout. The low maintenance garden to the rear would be ideal for a holiday home.

The property briefly comprises:- entrance porch, lounge, hallway leading to the kitchen, dining room, double bedroom, shower room, first floor landing with primary bedroom and en-suite, integral garage rear garden and off street parking.

LOCATION

Burton Fleming is in close proximity of the East Coast towns of Filey (6 miles) Bridlington (7 miles) and Scarborough (13 miles) and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. On the outskirts of the village is the Scenic View caravan park which is a popular destination for seasonal and touring caravans.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 3'3 (1.00m) x 3'0 (0.92m)

Door to the side aspect and windows to the front and side aspect.

LOUNGE- 12'0 (3.68m) x 14'0 (4.27m)

Bright living area with window to the front aspect, window to the side aspect, open fire with brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

HALLWAY- 5'2 (1.58m) x 13'7 (4.16m)

Coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator, telephone point and power points.

KITCHEN- 7'1 (2.17m) x 10'5 (3.19m)

Door and window to the side aspect, oil fired boiler, splash back, a range of wall and base units, sink with drainer unit, space for fridge, integrated dishwasher, electric oven and hob, vinyl flooring and power points.

BEDROOM TWO/DINING ROOM- 13'2 (4.02m) x 11'5 (3.49m)

Versatile room with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 12'2 (3.73m) x 10'5 (3.19m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 5'11 (1.82m) x 5'11

(1.81m)

Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Coving and fitted carpets.

BEDROOM ONE- 9'3 (2.83m) x 22'2 (6.76m)

Spacious bedroom with window to the front and side aspect, access to the eaves, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'6 (1.70m) x 10'3 (3.14m)

Velux window to the rear aspect, four piece bathroom suite comprising:- low flush WC, bidet, sink with pedestal, panelled bath with over head shower attachment, vinyl flooring, heated towel rail and extractor fan.

INTEGRAL GARAGE- 18'1 (5.52m) x 8'0 (2.44m)

Up and over door, rear pedestrian door into the property, built in base units, plumbing for washing machine, power and lighting.

GARDEN

East facing garden which is easily maintained with pebbled area, timber fencing and side access to the front.

PARKING

Off street parking for one car.