



Woolam Hill, Hull, HU12 9HJ

Asking Price £240,000



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Platinum Collection

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A beautifully presented three double bedroom detached home, located in the ever-popular village of Burstwick, and early viewing is highly recommended to avoid disappointment.

This superb property is a true credit to its current owner and has recently benefited from a newly fitted kitchen and modern family bathroom.

Immaculately presented throughout, the accommodation briefly comprises: a spacious and welcoming entrance hall, a generous through lounge with dining area, stylish fitted kitchen, and a bright conservatory. To the first floor are three well-proportioned double bedrooms, two of which feature fitted wardrobes, along with a large contemporary family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear, a side driveway, and a brick-built garage, providing ample off-street parking and storage.

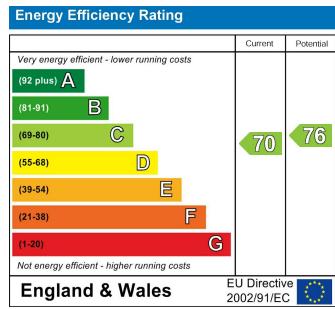
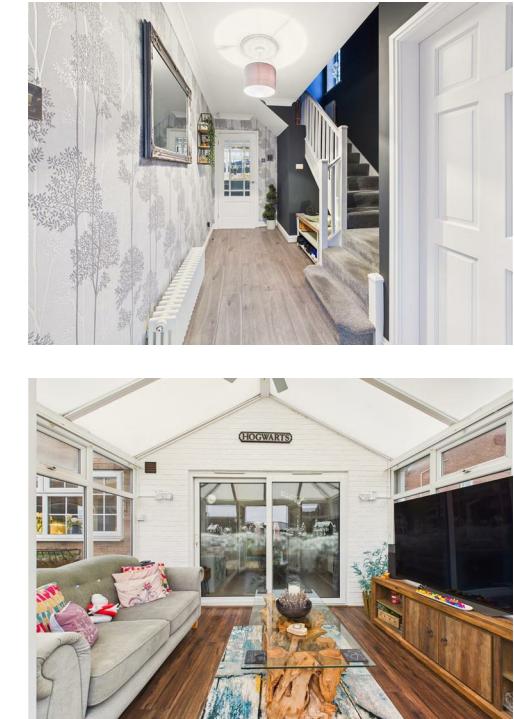
Contact us today to arrange your viewing of this outstanding family home.



# Woolam Hill, Hull, HU12 9HJ

## Key Features

- Superbly located in the Popular Village of Burstwick
- Beautifully Presented 3 Double Bedroom Detached House
- A Credit to It's Current Owner
- Entrance Hall, Cloakroom/w.c., Lounge, Dining Area
- Kitchen, Landing, Three bedroom, Bathroom
- Gardens, Drive And Garage
- Early Viewing Is A Must
- EPC - C



## BURSTWICK

Burstwick is a peaceful, family-friendly village and civil parish in the East Riding of Yorkshire, England, located about 8 miles east of Hull, known for its welcoming community, good schools, and quiet surroundings, with local amenities like pubs, a fish & chip shop, and the All Saints' Church, serving as a pleasant base for exploring the Holderness region.

## GROUND FLOOR

### WELCOMING ENTRANCE HALL

with double glazed entrance door, laminate flooring and stairs to the first floor.

### CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin, heated towel rail, laminate floor, half tiled and double glazed window to the side elevation

### LOUNGE

with a double glazed bow style window to the front elevation, feature fireplace and gas fire.

### DINING AREA

with double glazed patio doors to the conservatory.

### FITTED KITCHEN

with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, double electric oven, extractor hood, plumbing for automatic washing machine and dish washer, splash back tiling, larder units double glazed window to the rear elevation and double glazed door.

### CONSERVATORY

with laminate flooring, double glazed french doors leading out to the rear garden.

## FIRST FLOOR

### LANDING

with airing cupboard, access to roof void and double glazed window to the side elevation.

### BEDROOM 1

with double glazed window to the front elevation and a range of built in wardrobes.

### BEDROOM 2

with double glazed window to the rear elevation and built in wardrobe.

### BEDROOM 3

with double glazed window to the rear elevation.

### LARGE FAMILY BATHROOM

with a four piece white suite, comprising panelled bath, large walk in shower, wash hand basin in vanity unit, w.c., heated towel rail, storage cupboard, fully tiled and double glazed window to the front elevation.

### OUTSIDE

Outside are gardens to the front and rear and a side driveway that leads to a brick built garage.

### GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and



other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages

£200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

#### **AML.**

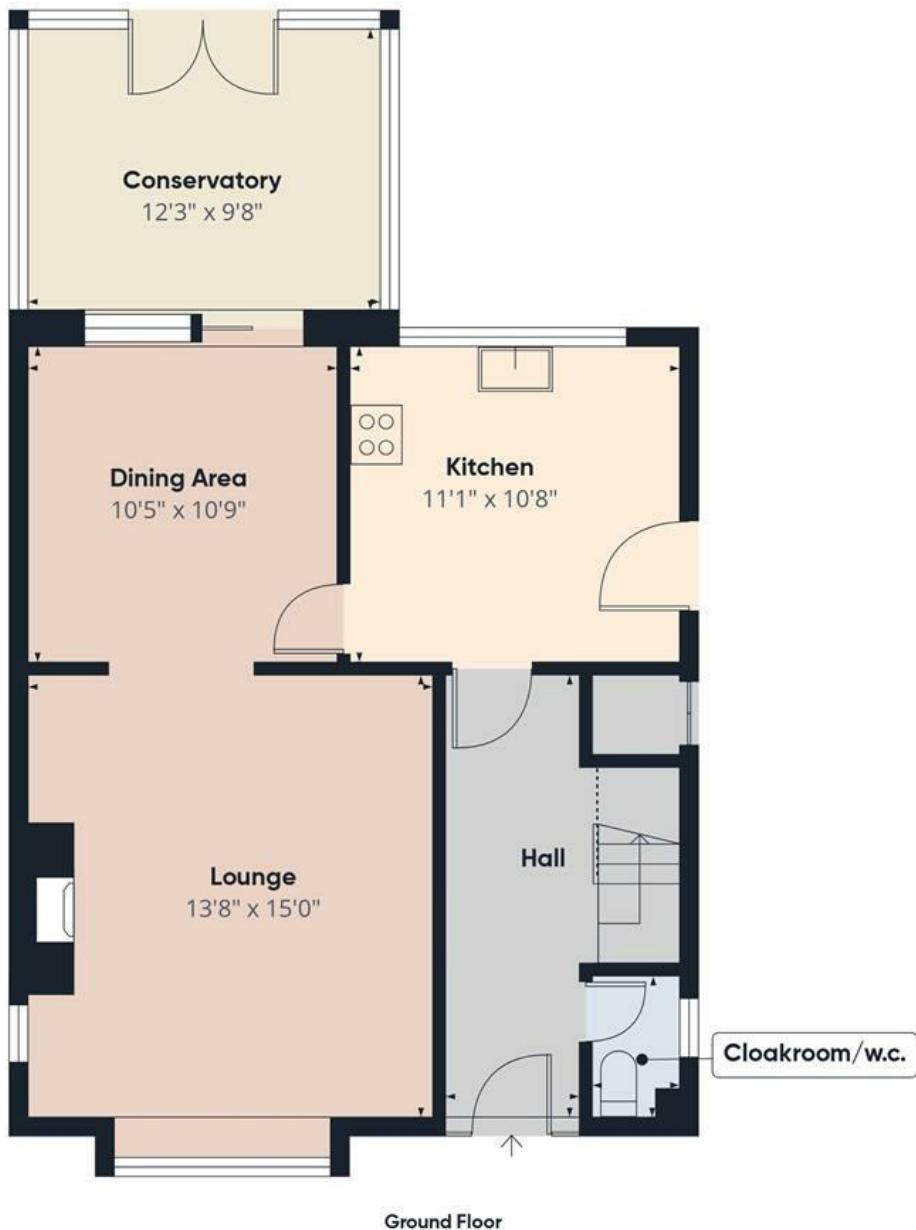
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

#### **TENURE.**

We understand that the property is Freehold.







Approximate total area<sup>(1)</sup>

1213 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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