

# Whitakers

Estate Agents



## 1 Chestnut Villas, Burstwick, HU12 9EA

**Offers Over £255,000**

We are delighted to offer to the market this substantial double-fronted period property in the ever popular village of Burstwick.

The property is centrally located in the centre of the village and offers deceptively spacious, versatile accommodation with many character features and plenty of potential for further development! Formally used as a hairdressing salon and can be converted back to a commercial property if desired.

Sitting on an enviable and very spacious plot, the property briefly comprises; entrance hallway, lounge, dining room through to modern fitted kitchen, study, utility room and downstairs cloakroom together with further front and rear reception rooms, utility room, second downstairs cloakroom and storeroom to the ground floor. Upstairs there are 3 good size reception rooms and a family bathroom whilst externally there is a gated gravelled forecourt giving ample off street parking and extensive gardens to the rear with further gated access giving further potential for development (subject to planning permissions).

Also benefitting from gas central heating and offering outstanding potential to any prospective buyers, viewing is recommended to appreciate the scale of accommodation on offer.

## Property Description

We are delighted to offer to the market this large double-fronted property in the ever popular village of Burstwick. Formerly a 3 bedroom townhouse with attached salon but currently reclassified to residential usage, this can either be used as the same, a self contained annex or remodelled into the main property to provide spacious family accommodation with endless opportunity for development.

The property is centrally located in the centre of the village and occupies a spacious plot. The property briefly comprises; entrance hallway, lounge, dining room through to modern fitted kitchen, study, utility room and downstairs cloakroom whilst the former salon offers front and rear reception rooms, utility room, second downstairs cloakroom and storeroom. Upstairs there are 3 good size reception rooms and a family bathroom whilst externally there is a gated gravelled forecourt giving ample off street parking and extensive gardens to the rear giving further potential for development (subject to planning permissions). Offering outstanding potential to any potential buyers, viewing is recommended to appreciate the scale of accommodation on offer

## Entrance Hallway



entrance hall with tiled flooring, leading through to staircase and living room. Radiator and under stairs cupboard.

## Lounge 13'6 x 13'6 (4.11m x 4.11m)



With bay window to front, with bay window, feature fireplace with electric fire, carpeted flooring and central heating radiator.

## Dining Room 12'6 x 9'5 (3.81m x 2.87m)



Spacious dining area with beamed ceiling, carpeted flooring and central heating radiator, open plan into the kitchen. Tasteful beams to the ceiling. To the side of the dining room is an additional room which could be used as an office or playroom and offers door access to the rear of the property.

## Kitchen 13'1 x 10'6 (3.99m x 3.20m)



Large kitchen with a range of modern shaker style units and contrasting work surfaces and splashbacks. Space for free standing cooker with overhead extractor hood fitted. Wooden beams to the ceiling following through from the dining room, rear window over sink area offers views to the gardens and a door access to the garden. Chrome electric points and laminate flooring

## Study 9'6 x 6'7 (2.90m x 2.01m)



Located off the dining room with carpeted flooring and door access to back hallway.



### Back Hallway



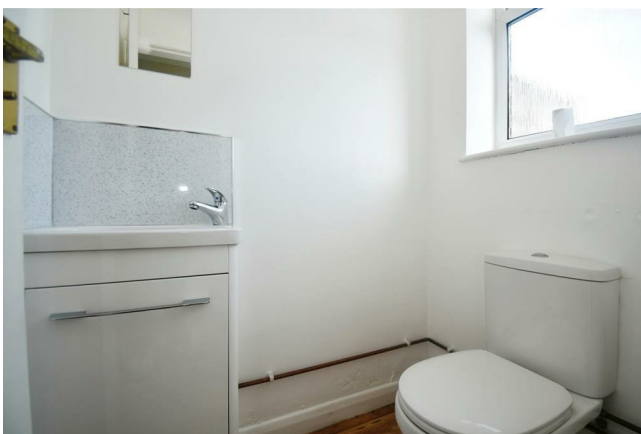
Through a door from the kitchen is a back hallway giving access to the study, utility room, downstairs wc and door to rear garden.

### Utility Room



With plumbing for washing appliances

### Downstairs cloakroom one



with low flush wc, hand wash basin and window to rear aspect

### Front Reception room 23'3 x 10'1 (to extreme) (7.09m x 3.07m (to extreme))



Being part of the former salon, a spacious front reception with side access door, bay window to front aspect and carpet through to laminate flooring.

### Rear Reception 10'6 x 10'1 (3.20m x 3.07m)



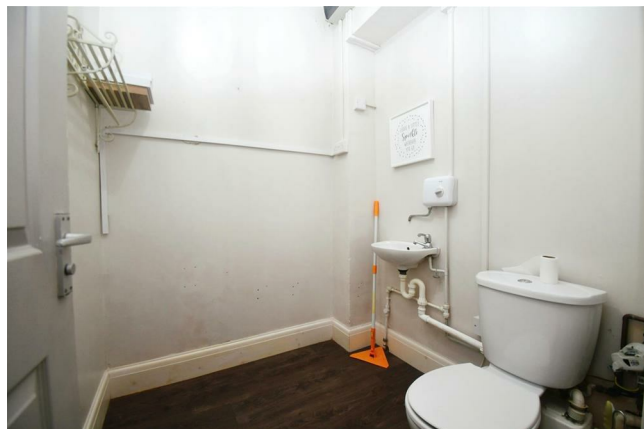
With French doors to rear, window, laminate flooring and sink unit

### Utility Room 12'5 x 7' (3.78m x 2.13m)



With laminate flooring, sink unit and window to rear aspect

### Downstairs cloakroom two



With low flush wc and hand wash basin.

### Storeroom

## First Floor Landing



Stairs from main property entrance hallway to spacious first floor landing with window to front aspect and carpeted flooring.

Bedroom One 13'8 x 13' (4.17m x 3.96m)



With carpeted flooring, window to front aspect and central heating radiator.

Bedroom Two 13'7 x 13'6 (4.14m x 4.11m)



With carpeted flooring, window to front aspect and central heating radiator.

Bedroom Three 11' x 9'5 (3.35m x 2.87m)



With carpeted flooring, window to rear aspect and central heating radiator.

Bathroom 8'3 x 6'4 (2.51m x 1.93m)



Family bathroom suite with separate panelled single shower cubicle, Bath, hand wash basin, low flush wc and window to rear aspect.

## Outside



To the front of the property is a gated access onto gravelled frontage giving parking for multiple vehicles. To the rear of the property is a large enclosed rear garden laid mainly to lawn with access via rear tenfoot from Newbridge Road giving potential scope for further development (subject to planning approval)

### Tenure

We understand the property to be freehold however relevant checks should be made via Vendors Solicitors.

### Council Tax

East Riding of Yorkshire Council  
Council Tax Band B

### EPC

EPC Rating D

### 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

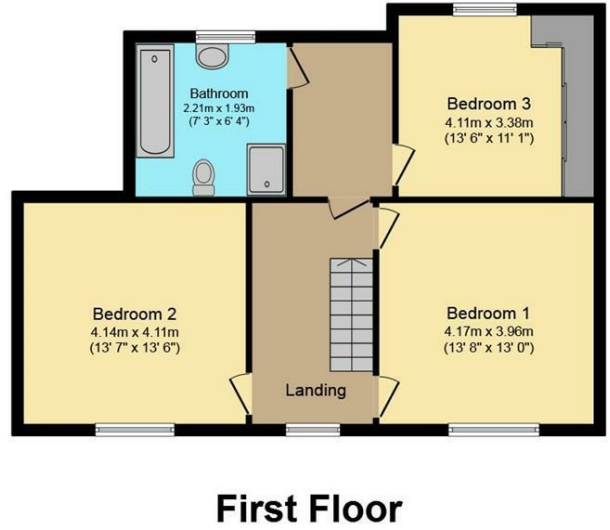
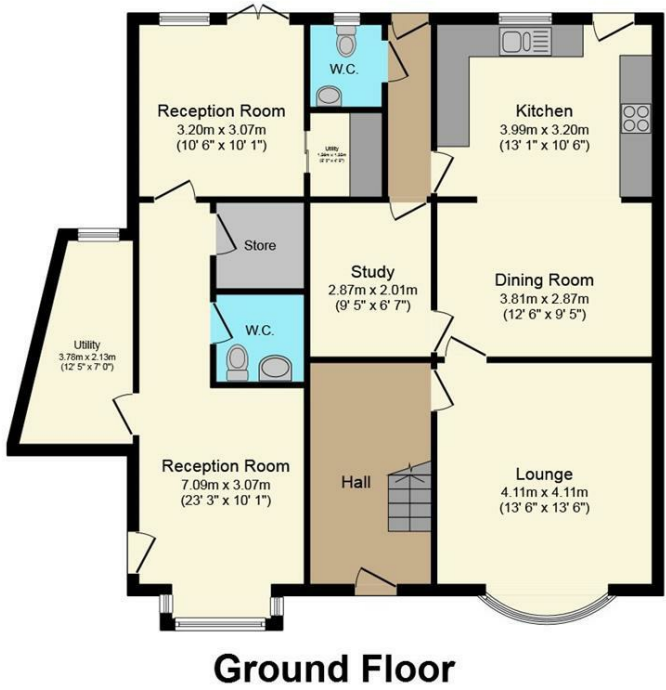
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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.

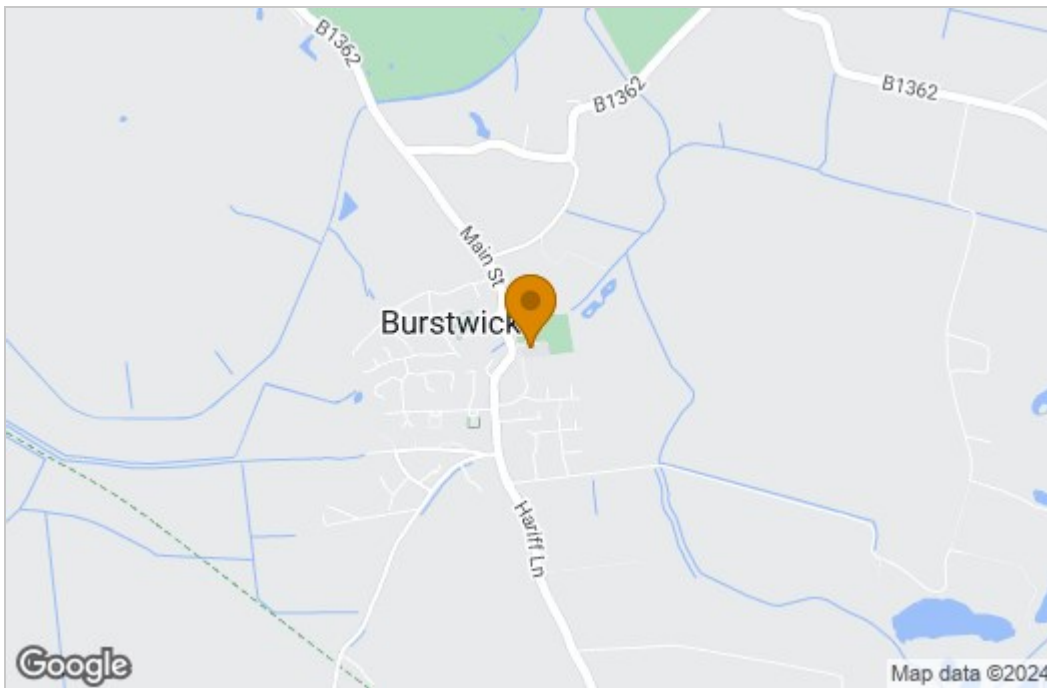
# Floor Plan



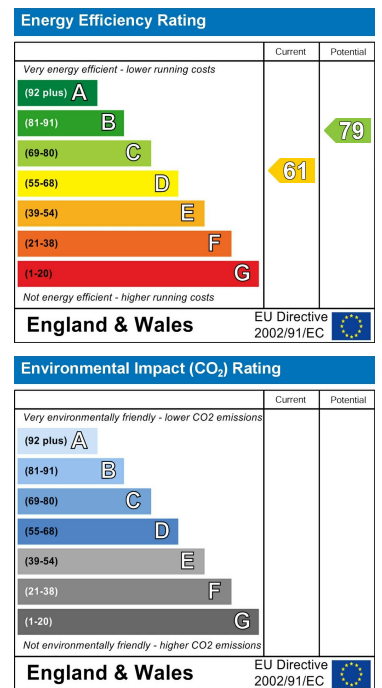
Total floor area 178.7 m<sup>2</sup> (1,924 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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