



1 Blue Bell Court, Barton-upon-Humber, DN18 5FP

- Two Bedroom Ground Floor Apartment
- Award Winning Conversion
- Prime Town Centre Location
- Contemporary Open Plan Living
- A Fitted Kitchen Area
- Modern Bathroom Suite
- Gas Central Heating
- Secure Intercom Access

£95,000



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INTRODUCTION

Located within the award winning development of Blue Bell Court, this charming ground floor apartment is situated close to the town centre of Barton upon Humber. Offering attractive accommodation, within a Grade II Listed building, this spacious two bedroom apartment has open plan living with a fitted kitchen area and modern bathroom suite. Viewing is highly recommended!

LOCATION

Barton upon Humber is a highly regarded historic market town with quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops, a quiet library and a petrol station. It benefits from having various recreational facilities, which include a cricket pitch, football pitch and Leisure Centre. Barton upon Humber also benefits from being surrounded by open countryside. There are junior and senior schools within the town, with Baysgarth coeducational secondary school having recently undergone a twelve million pound redevelopment. Barton upon Humber is approximately 8 miles south of Hull, and a short journey away to nearby Brigg, Scunthorpe and Grimsby. The shopping and nightlife of neighbouring towns means you are never far from a faster pace of life, whilst the distinctive Churches, wildlife reserves and popular museums of Barton upon Humber allow you to make the most of the quiet life as well. Barton upon Humber benefits from having a train station and is ideally placed for both local and distance travel to Humberside International Airport. It is also conveniently located next to the Humber Bridge with links to the city of Hull, the M62 and the M180. There are regular bus services to Hull, Scunthorpe, Grimsby and Cleethorpes.

DIRECTIONS

From Lovelle Estate Agency, 9 King Street, Barton upon Humber, DN18 5ER, turn right onto Burgate, then turn right onto Whitecross Street where you will find Blue Bell Court on the left hand side before the crossroad.

PARTICULARS OF SALE

ENTRANCE TO THE APARTMENTS

Access to the Blue Bell Court Apartments is via Whitecross Street through the main, wooden, security door and use of the Secure Intercom System, leading into an entrance lobby where Apartment Number 1 can be found on the ground floor on the left hand side.

ENTRANCE

Entrance to Apartment 1 is through a wooden door leading into the lounge area.

LOUNGE AREA

15'10" x 12'10" ext to 17'6" (4.83m x 3.92m ext to 5.33m)

A lovely, spacious, bright lounge having a wooden sliding sash Georgian bar window to the front elevation, laminate flooring, central heating radiator and coving to the ceiling. Housing for the consumer units. Doors to two bedrooms, the bathroom and an open archway leads into the kitchen area. Television point.



KITCHEN AREA

10'4" x 11'7" (3.16m x 3.53m)

The kitchen has a range of wall and base units with contrasting work surfaces and splashback tiling. Plumbing for a washing machine and space for a tumble dryer. Integral electric oven and a four ring electric hob with an extractor fan over. Stainless steel one and a half bowl sink and drainer with mixer tap over and housing for the boiler. Continuation of the laminate flooring. Space for a tall fridge freezer. Spotlighting and coving to the ceiling.



BATHROOM

8'2" x 5'8" (2.48m x 1.73m)

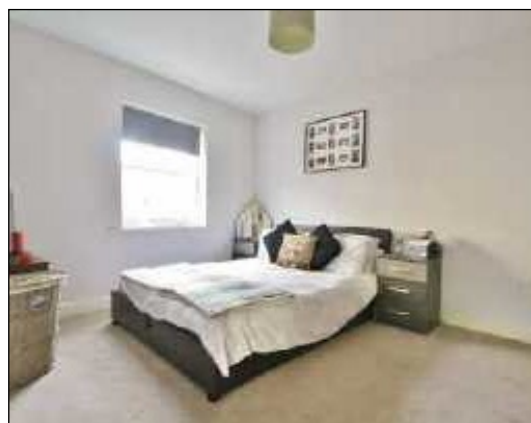
The bathroom comprises of a three piece white suite incorporating a push button WC, a vanity unit incorporating a wash hand basin with a mixer tap over, bath tub with side panel, glass screen and shower attachment over. Towel rail radiator, ventilation extraction fan and spotlighting to the ceiling.



BEDROOM ONE

10'4" x 13'2" (3.16m x 4.01m)

A generous size double bedroom with a wooden sliding Georgian bar sash window to the side elevation. Central heating radiator. Television point.



BEDROOM TWO

9'10" x 12'10" (3.0m x 3.91m)

A further double bedroom with a wooden sliding Georgian bar sash window to the front elevation. Central heating radiator. Television point.



LOCAL AUTHORITY

This property falls within the geographical area of North Lincolnshire Council - 01724 296296
www.northlincs.gov.uk

AGENT'S NOTE

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SKB Estates Ltd T/A Lovelle Estate Agency

VIEWINGS

By appointment with the sole selling agents Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

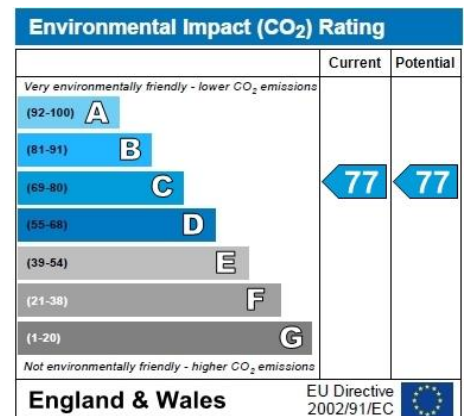
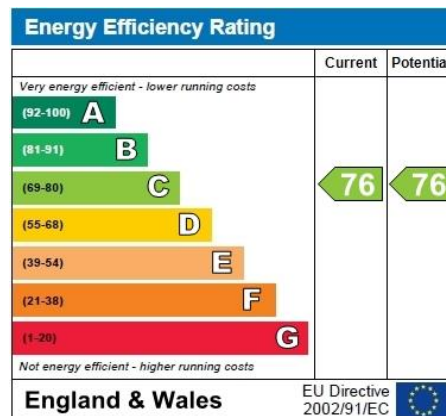
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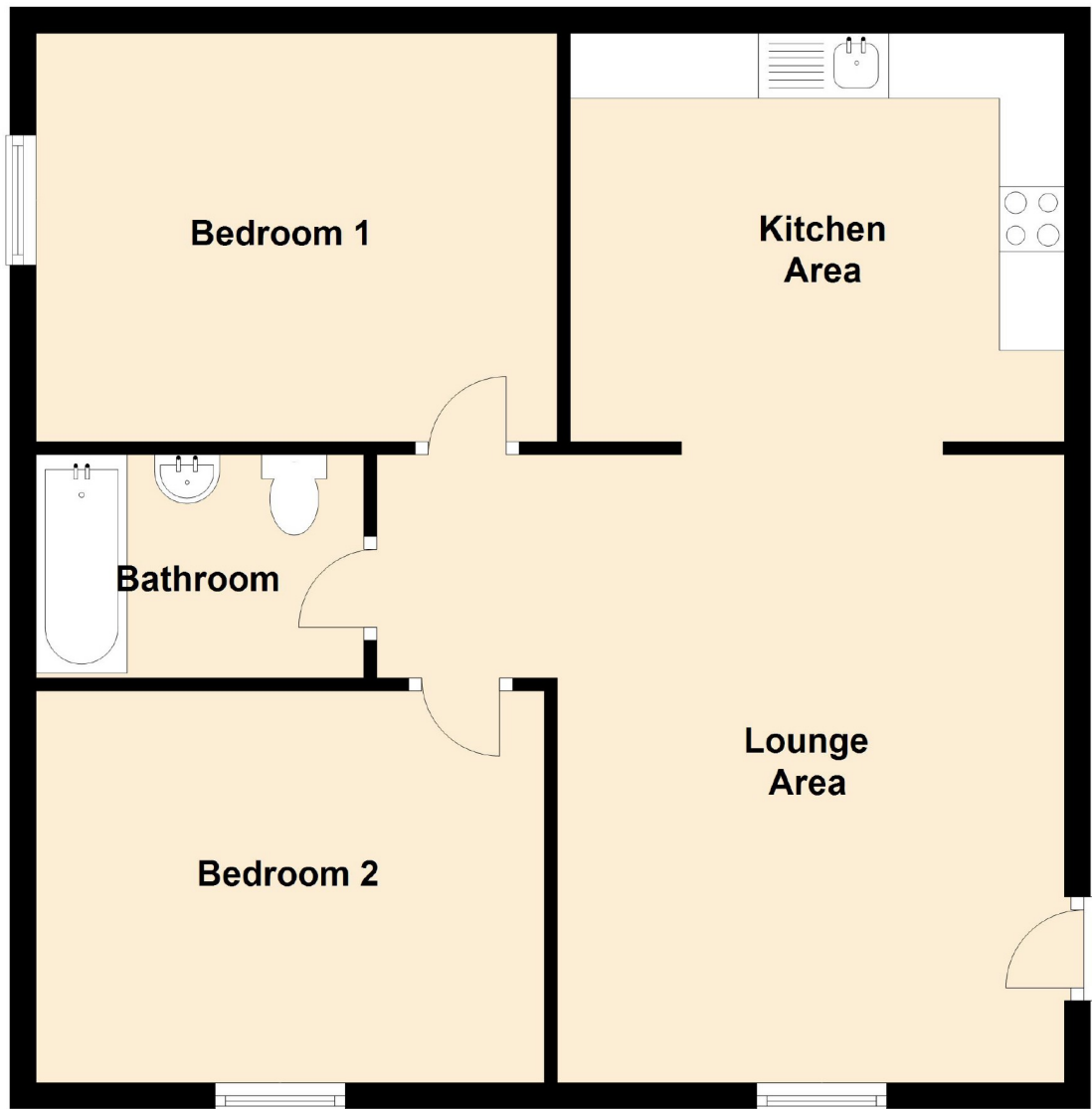
MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587.



Ground Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



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