



North Street | Barrow Upon Humber | DN19 7AP

Offers Over: £115,000



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property it must be


lovelle

A QUAIN ONE BEDROOM COTTAGE IN NEED OF RENOVATION!



SUMMARY

- ****NO CHAIN****
- In Need of Renovation
- Total Floor Area:- 72 Square Metres
- Kitchen & Utility
- Lounge
- Office
- One Bedroom
- Bathroom
- Side Courtyard
- Council Tax Band A

DESCRIPTION

****NO CHAIN****

A quaint one bedroom cottage in need of renovation, located in the highly sought after village of Barrow-upon-Humber. This home comprises of a lounge, kitchen, utility, office and to the first floor accommodation is a bedroom and bathroom.

Externally having an enclosed side courtyard. Viewing of this property is highly recommended!

LOCATION

Barrow-upon-Humber is a highly regarded residential village, with local shops, pub, excellent recreational facilities, a pharmacy, garage, garden centre, a Primary School and Churches. Baysgarth coeducational Secondary School, situated in the market town of Barton upon Humber only a short drive away.

DIRECTIONS

From Lovelle Estate Agency, 9 King Street, Barton-upon-Humber DN18 5ER. Head North-East on King Street towards Burgate. Turn right onto Burgate. At the roundabout, take the 2nd exit onto Whitecross Street. Turn left onto Barrow Road/A1077. Continue to follow A1077. At the roundabout, take the 1st exit onto Ferry Road/B1402. Turn right onto North Street and the property can be found on the right.

PARTICULARS OF SALE

ENTRANCE:

Entered via a wooden door into the hallway.

KITCHEN:

15'9" x 6'7" (4.8m x 2m)

Range of base units with contrasting worksurfaces. Four ring gas hob with inset electric oven. Belfast sink with mixer tap. Stairs to the first floor accommodation.



LOUNGE:

11'6" x 10'10" (3.5m x 3.3m)

Inglenook Fireplace with log burner and tiled hearth. Window to the front elevation.



UTILITY:

7'3" x 5'3" (2.2m x 1.6m)

Plumbing for a washing machine.

OFFICE:

7'3" x 5'11" (2.2m x 1.8m)

Window to the front elevation.

OUTSIDE THE PROPERTY

FIRST FLOOR ACCOMMODATION

BEDROOM ONE:

13'5" x 7'10" (4.1m x 2.4m)

Window to the side elevation.

SIDE COURTYARD:

Enclosed side courtyard.

BATHROOM:

7'3" x 6'3" (2.2m x 1.9m)

Four piece suite with a double ended bath with shower attachment over, shower cubicle with electric shower, pedestal wash hand basin and a low flush close coupled WC. Window to the rear elevation.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent 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.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

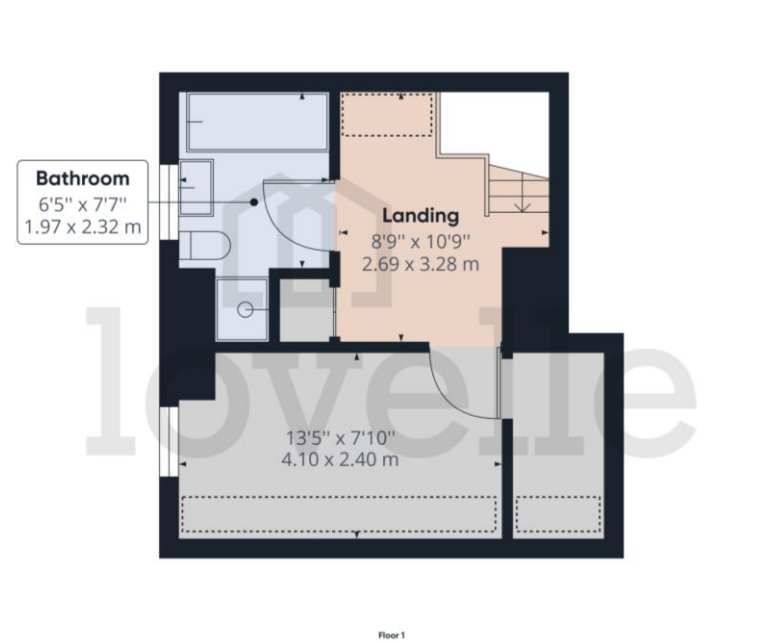
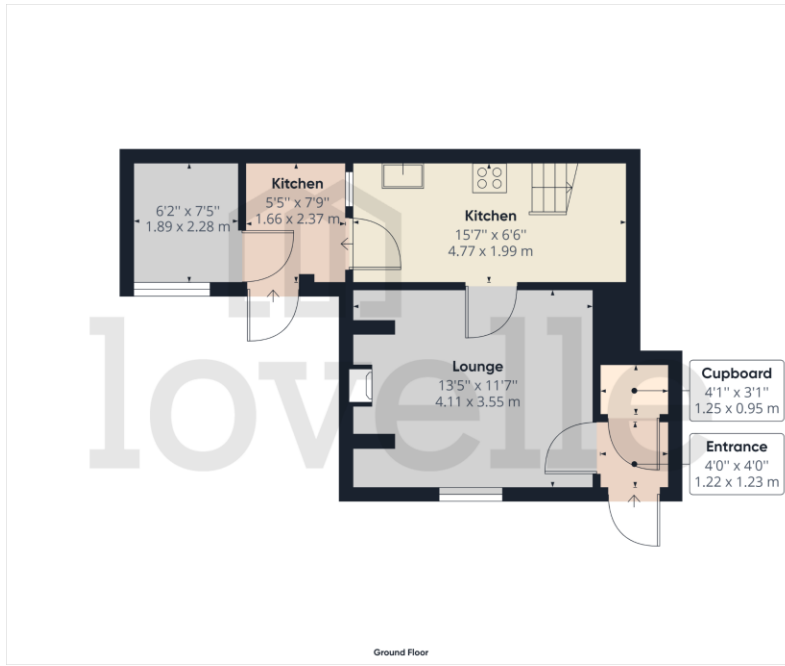
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOOR PLANS



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it must be


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