



**24 Hollycroft, Barmston YO25 8PP**  
**Offers in the region of £179,950**

- No Chain
- In Need of Modernisation
- Driveway & Garage
- Spacious Accommodation
- Lovely Location
- Generous Plot
- Potential for Enlargement
- Energy Rating -D

worksurfaces with a stainless steel sink unit, space for an electric oven, plumbing for an automatic washing machine, tiled splashbacks, a floor mounted central heating boiler, a useful built-in storage cupboard and uPVC side entrance door.

#### **BEDROOM 1 (REAR)**

10'1 x 11'8 (3.07m x 3.56m)

Built-in cupboard incorporating a central heating radiator, and one central heating radiator.

#### **BEDROOM 2 (REAR)**

11'5 x 8'8 (3.48m x 2.64m)

With one central heating radiator.

#### **BATHROOM/ WC**

8'1 x 6'1 (2.46m x 1.85m)

Large independent shower cubicle incorporating an electric instant shower over, pedestal wash basin and low level WC, full height tiling to the walls and one central heating radiator.

#### **OUTSIDE**

The property fronts onto a pleasant foregarden with a hedged surround and ornamental planting. A long driveway leads past the bungalow to a single sectional garage with a lean-to store to the rear and an oil tank located to the side.

To the rear is a generous garden which is currently laid to gravelled surfaces and there is also an outside cold water tap and a greenhouse.

#### **TENURE**

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### **COUNCIL TAX**

The Council Tax Band for this property is Band B.

Offered for sale with no chain involved and providing spacious accommodation on one level, this property fronts onto Hollycroft with a pleasant outlook to the front over the central green and incorporates a long driveway with a single garage and a generous garden to the rear. The property offers lots of further potential for enlargement, subject to local planning approvals.

#### **LOCATION**

This property fronts onto Hollycroft, a pleasant quadrant which leads from the main road and enjoys a pleasant outlook to the front over the central green.

Barmston itself is a small East Yorkshire coastal village which lies approximately 6 miles to the south of Bridlington and about 8.5 miles to the north of Hornsea. There is a long sandy beach nearby and a comprehensive range of shops and amenities are available in Bridlington.

#### **ACCOMMODATION**

The accommodation has oil fired central heating via hot water radiators, uPVC double glazing and is arranged on one floor as follows:

#### **ENTRANCE HALL**

2'10 x 5'8 (0.86m x 1.73m)

UPVC front entrance door.

#### **LOUNGE**

10'11 x 17'4 (3.33m x 5.28m)

With a bay window to the front, a tiled hearth and surround and two central heating radiators.

#### **DINING KITCHEN**

11'5 narrowing to 8'2 x 14'5 overall (3.48m narrowing to 2.49m x 4.39m overall)

With fitted base and wall units incorporating

#### **Floor Plan**

Approx. 64.1 sq. metres (690.3 sq. feet)



Total area: approx. 64.1 sq. metres (690.3 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.