





The Property Specialists

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3 Foundry Garth, Burton Pidsea HU12 9DR
Offers in the region of £425,000

- Executive Detached Home
- Set in Extra Large Corner Plot
- Beautiful Spacious Accommodation
- Three Reception Rooms
- Utility Room
- Master with Modern En-Suite
- Plenty of Parking
- Double Garage
- Westerly & Southerly Aspect to Rear
- Energy Rating - D

LOCATION
This property fronts onto Foundry Garth, a small private cul-de-sac which serves just six executive homes with number 3 sitting in the largest plot at the head of the cul-de-sac. Foundry Garth leads off Church Street which in turn leads between Main Road and Back Lane.

Burton Pidsea is located approximately 5 miles north east of Hedon and 3 miles west of Roos. The population of the parish in 1991 was 968 and facilities in the village include a Post Office/Store, two public houses, petrol filling station / garage including a small supermarket, village hall and church. There is also a primary school in the village with secondary school education provided at Withernsea and South Holderness.

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, hardwood sash style double glazed windows and is arranged on two floors as follows:

RECEPTION HALL
14'1" x 10'4" (4.29m" x 3.15m")
With composite front entrance door leading to a welcoming reception with spindled feature staircase leading off incorporating a storage cupboard under, timber flooring, and central heating radiator.

CLOAKS/WC
With feature 'London Basin Company' circular hand painted porcelain sink with 24 carat gold plated taps, tiled splash backs, low level w.c, ceiling cornice and central heating radiator.

LIVING ROOM
19'1" x 13'4" plus bay (5.82m" x 4.06m" plus bay)
With basket grate gas fire set in a Victorian cast iron inset with limestone surround and hearth, double French doors to the rear garden, bespoke fitted blinds, three wall light points, laminate flooring and two central heating radiators.

DINING ROOM
13'4" x 10'4" (4.06m x 3.15m)
With ceiling cove and one central heating radiator.

KITCHEN
11'11" x 13'4" (3.63m" x 4.06m")
With a comprehensive range of base and wall units incorporating work surfaces, twin sinks, matching dresser unit, pelmet lighting, integrated dishwasher, double oven and gas hob with cooker hood over, ceramic tile flooring, tiled splashbacks, central heating radiator and open arch to:

DAY ROOM
10'10" x 11'10" (3.30m" x 3.61m")
with UPVC French doors to the rear garden, ceramic tile flooring and one central heating radiator.

UTILITY ROOM
10'9" x 5'5" (3.28m" x 1.65m")
With base and wall units, worksurfaces, stainless steel sink, plumbing for washing machine and space for a tumble dryer, ceramic tile flooring, central heating radiator and hardwood side entrance door.

FIRST FLOOR
PART GALLERIED LANDING
Providing a lovely central feature to the landing areas, with built in storage cupboard, access hatch to the roof space which is part boarded with loft ladder and light, laminate flooring, and central heating radiator.

MASTER BEDROOM
13'9" x 13'5" (4.19m" x 4.09m")
With a good range of fitted bedroom furniture including wardrobes, drawers, display shelves and bedside cabinets, pelmet lighting, two wall light points and central heating radiator.

EN-SUITE SHOWER ROOM
4'6' x '10'6" (1.37m' x '3.20m")
With a modern suite comprising of a large independent shower cubicle with hand shower and rain shower over, vanity unit housing an oval wash hand basin and concealed cistern/w.c, mermaid boarding to the walls, downlighting to the ceiling, laminate flooring and ladder radiator.

BEDROOM 2
12'10" x 10'6" overall (3.91m" x 3.20m" overall)
with wash hand basin, two wall lights and central heating radiator.

BEDROOM 3
9'4" x 13'6" (2.84m" x 4.11m")
Strip wooden flooring and one central heating radiator.

BEDROOM 4
10'10" x 9'7" overall (3.30m" x 2.92m" overall)
With one central heating radiator.

BEDROOM 5
7'9" x 10' (2.36m" x 3.05m)
With strip wooden flooring, two wall lights and central heating radiator.

BATHROOM/WC
7'10" x 7'4" (2.39m x 2.24m)
With a modern suite comprising of a large walk in shower with hand shower and rain shower above, vanity unit housing the wash hand basin, concealed cistern/w.c, mermaid boarding to the walls, Karndean flooring and an electric towel radiator.

OUTSIDE
The property sits in a large corner plot with plenty of parking and a DOUBLE GARAGE with twin up and over main doors, side personal door, power and light laid on.

To the rear is a particularly generous garden which enjoys both southerly and westerly aspects with an extensive lawn and a large sunken paved patio adjoining the rear of the day room. There is also external lighting and an outside cold water tap.

COUNCIL TAX
This property is in Council Tax band F.



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.