

Burnside, High Street,  
Eastrington, DN14 7PR  
Offers Over £290,000



## ABOUT THE PROPERTY

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Located in the popular village of Eastington this well appointed property offers superior family accommodation.

This spacious five bedroom family home provides generous sized rooms and sits on a good size plot with gardens to the front and rear. The accommodation comprises of entrance hall, open plan living room/dining area, rear entrance hall, downstairs cloakroom, kitchen, master bedroom with ensuite shower room, three further spacious bedrooms, study and a family bathroom. Outside there is a generous driveway leading to the double garage and a recently installed entertainment area and covered patio area.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band D.

Viewings are advised on this property - 01482662211







## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Entering through a front entrance door with stairs to the first floor accommodation.

### LIVING ROOM

3.94m into recess x 3.71m (12'11" into recess x 12'2")

A spacious family room with double glazed bay window to the front elevation, coving to ceiling, feature coal effect gas fire and television point. Opening to :-

### DINING AREA

4.95m into recess x 3.32m (16'2" into recess x 10'10")

Coving to ceiling, television point, understairs cupboard and a radiator.

### REAR ENTRANCE

Fully tiled to walls and floor, radiator and a rear entrance door.

### CLOAKROOM

1.79m x 1.71m (5'10" x 5'7")

Fully tiled to the walls and floor, hatch to loft space and storage cupboard. Two piece suite comprising: - pedestal wash hand basin and low level WC.

### KITCHEN

4.94m x 3.63m into recess (16'2" x 11'10" into recess)

Fitted with a range of complimentary wall and base units extractor fan, 1 1/2 bowl sink unit, space for tumble dryer, plumbed for a washing machine, eye level double oven and integrated fridge/freezer. Fully tiled walls, tiled flooring, recessed ceiling spot lights, coving to ceiling and a radiator.

### FIRST FLOOR:-

### LANDING

Access to loft hatch and a radiator.

### MASTER BEDROOM

4.29m into recess x 3.47m (14'0" into recess x 11'4")  
To the front elevation, coving to ceiling and a radiator.

### EN-SUITE SHOWER ROOM

2.31m x 2.26m (7'6" x 7'4")

Fully tiled to the walls and floor and chrome towel rail. Three piece suite comprising shower cubicle, low level WC and wash hand basin.

### BEDROOM TWO

4.31m x 3.64m (14'1" x 11'11")

Television point and a radiator.

### BEDROOM THREE

3.97m x 3.59m (13'0" x 11'9")

To front elevation, television point, coving to ceiling, cupboard and a radiator.

### BEDROOM FOUR

3.31m x 2.66m (10'10" x 8'8")

To the rear elevation, television point, coving to ceiling and a radiator.

### STUDY

3.63m x 2.27m (11'10" x 7'5")

To the front elevation, television point, coving to ceiling and a radiator.

### FAMILY BATHROOM

2.27m x 2.22m (7'5" x 7'3")

Three piece suite comprising:- panelled bath with tap shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls and floor, recessed ceiling spot lights and towel radiator.

### OUTSIDE:-

### REAR GARDEN

Fully enclosed rear garden with block paving designed for easy maintenance with garden. Pergola decked entertainment area with side gated access.

### FRONT GARDEN

Lawned garden to the front with block paved driveway to the side providing ample off street parking leading to:-

### INTEGRAL GARAGE

Double garage. Currently being used for additional storage space but has potential to be converted into an annex. Power, lighting and water connected.

### ADDITIONAL INFORMATION:-

### SERVICES

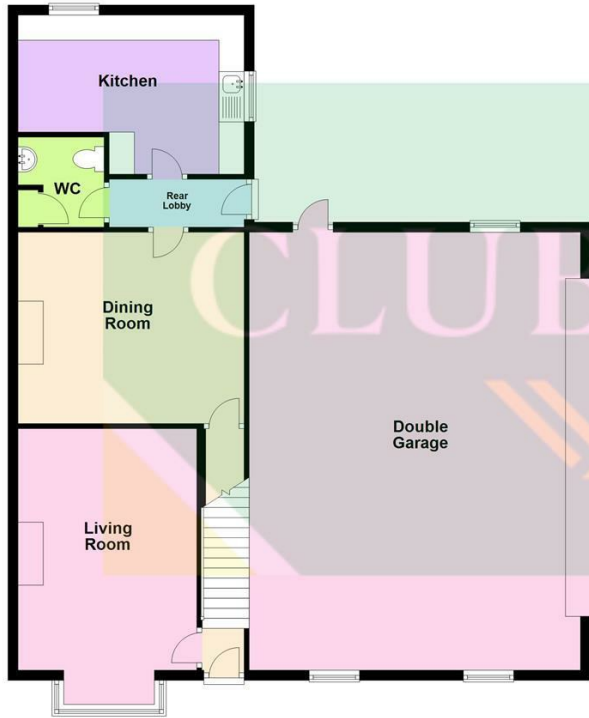
Mains water, drainage, gas and electricity are connected to the property.

### APPLIANCES

No appliances have been tested by the agent.



**Ground Floor**



**First Floor**



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

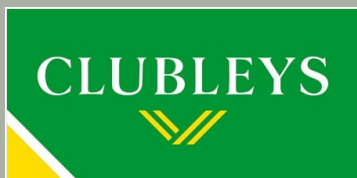
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.