

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## 2 Walnut Cottage, Yorkshire Side, Eastoft DN17 4PG

- A nicely presented 2 Bedroom Semi Detached House with modern appointments •
- Attractive Dining Kitchen • Conservatory • Pleasant Lounge • Remodelled Bathroom •
- PVCu Double Glazing • Oil Central Heating • Low maintenance gardens •
- Parking to rear •



**£159,950 NO CHAIN**



A popular style of modern semi detached house located in the village of Eastoft which is situated on then A161 about 3 miles from the well served town of Crowle and 8 miles south of Goole.

**Accommodation** (room sizes approx. only)

### Ground Floor

**ENTRANCE HALL** with dual colour composite door and radiator.

**LOUNGE** (4.09m x 3.14m) with radiator and front facing PVCu double glazed window.

**DINING KITCHEN** (4.20m x 2.49m) with modern base and wall cabinets having pastel doors with contrasting work tops. Single drainer sink, integrated Bosch oven, 4 ring hob with extractor over, radiator and matching breakfast bar. Plumbing for washer, side facing PVCu double glazed window, understairs storage cupboard and patio doors to:-

**CONSERVATORY** (3.29m x 2.18m) being PVCu double glazed and with external doors to garden. Counter top with storage cupboard and space for fridge-freezer etc.

### First Floor

**LANDING** with airing cupboard.

**BEDROOM 1** (4.20m x 2.47m) having rear facing PVCu double glazed window, radiator and full width fitted wardrobe.

**BEDROOM 2** (4.20m x 2.14m) with radiator and front facing PVCu double glazed window.

**BATHROOM** (2.24m x 1.90m) with modern white suite including "L" shaped bath with rain head shower over, cabinet wash basin and toilet. Towel radiator, extractor fan and complementary tiling to walls.

### OUTSIDE

Front garden with pedestrian access to main entrance and side shared driveway to the rear of the property.

Low maintenance fence enclosed rear garden with gated access to parking area.

### SERVICES (not tested)

- Mains water, electricity and drainage.  
Oil central heating

### LOCAL AUTHORITY

North Lincolnshire Council

**COUNCIL TAX** Band 'A' (on-line enquiry)

**TENURE** Freehold.

### VIEWING

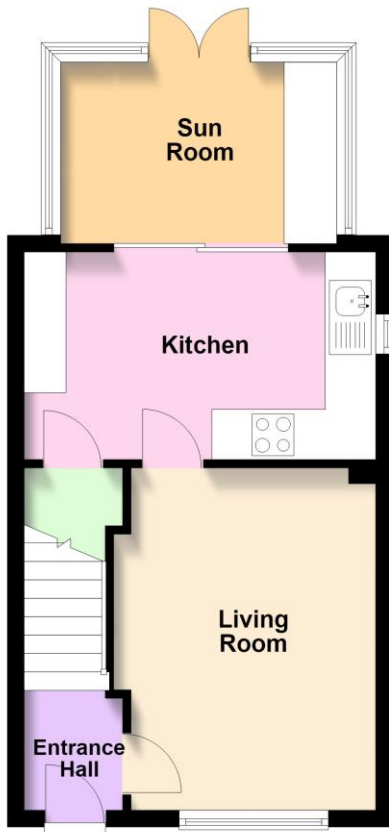
Strictly by prior appointment through Grice & Hunter 01427 873684

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Ground Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 63.2 sq. metres (680.0 sq. feet)

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