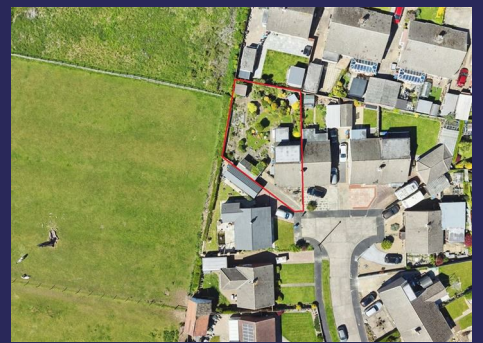


Whitakers

Estate Agents



15 Sharp Avenue, Burstwick, HU12 9JH

£200,000

NO ONWARD CHAIN!!

SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURSTWICK, THIS BEAUTIFUL THREE-BEDROOM DORMER BUNGALOW ENJOYS STUNNING OPEN FARMLAND VIEWS THAT TRULY SPEAK FOR THEMSELVES.

THIS PROPERTY OFFERS FANTASTIC POTENTIAL FOR THE NEXT BUYER TO PUT THEIR OWN STAMP ON IT AND CREATE A WONDERFUL HOME.

INTERNALLY, THE ACCOMMODATION COMPRISES A SPACIOUS LOUNGE, A SEPARATE DINING ROOM, A FITTED KITCHEN OVERLOOKING THE OPEN FIELDS, AND A CONSERVATORY. THERE ARE ALSO THREE GENEROUSLY SIZED DOUBLE BEDROOMS.

OFFERED WITH VACANT POSSESSION, THIS HOME IS READY FOR ITS NEXT OWNER TO MOVE STRAIGHT IN AND MAKE IT THEIR OWN. EARLY VIEWING IS HIGHLY RECOMMENDED AND WILL NOT DISAPPOINT.

CONTACT WHITAKER ESTATE AGENTS TODAY TO ARRANGE YOUR VIEWING!

Entrance Hall

Carpeted , with a radiator. Leading to:

Lounge



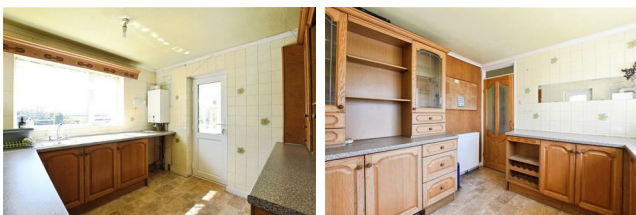
Carpeted, with an electric fire, and a square bay window to the front aspect.

Dining Room



Separate dining room with a UPVC window to the front aspect, with a fixed staircase leading to the first floor dormer.

Fitted Kitchen



Fitted kitchen with a range of floor and wall units, with lino flooring and a UPVC window to the side aspect, looking over beautiful farmland views.

Wet Room



Fitted wet room, with lino flooring, tiled walls and a UPVC window to the side aspect. Comprising of a pedestal sink, and a low level WC.

Conservatory



Offering additional living space, is a well proportioned conservatory, looking over the gardens. Lino flooring throughout and a radiator.

Bedroom 1



Bedroom 1 to the ground floor of the property. Fitted storage, with carpet throughout, a radiator and UPVC window to the rear aspect.

Bedroom 2



Bedroom 2 to the first floor dormer, with a UPVC window to the rear, and carpeted.

Bedroom 3



UPVC window to the rear aspect, with carpet, and a radiator.

Gardens



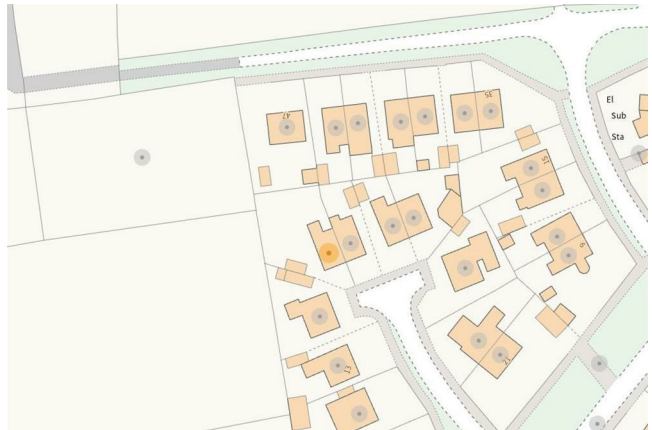
Beautiful wrap around gardens, in generous proportion, with views over acres of farmland, and animals, offering a scenic, countryside feel.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Council Tax

East Riding of Yorkshire council tax band B

Tenure

Freehold

EPC

EPC rating C

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - brick under tile

Conservation Area - no

Flood Risk - very low

Mobile Coverage/Signal - EE/Vodafone/O2/Three

Broadband - Basic 22 Mbps Superfast 80 Mbps

Ultrafast 1000 Mbps

Coastal Erosion - no

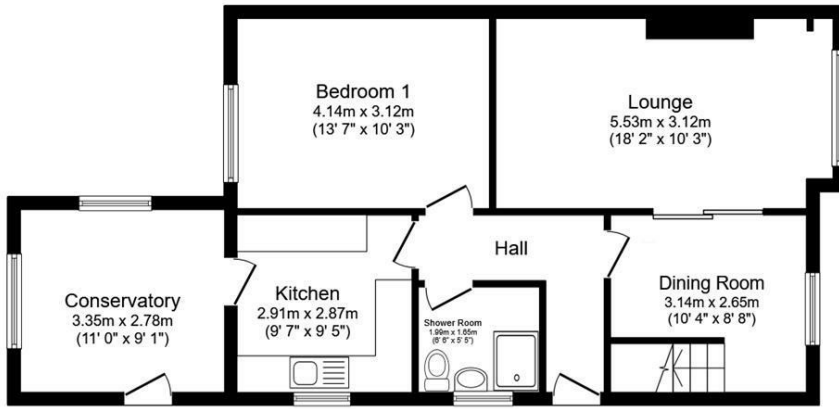
Coalfield or Mining Area - no

Planning - no

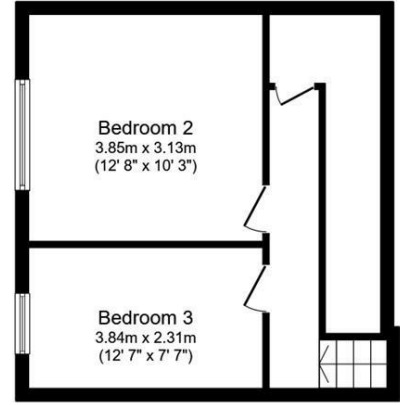
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



Ground Floor
Floor area 69.0 sq.m. (743 sq.ft.)

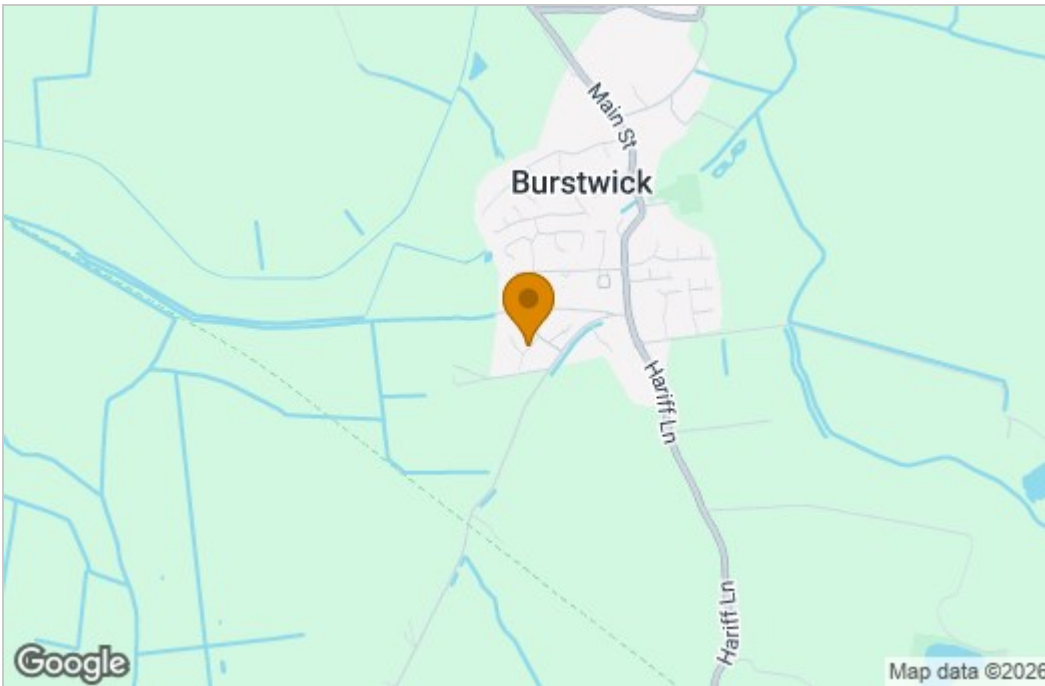


First Floor
Floor area 35.5 sq.m. (382 sq.ft.)

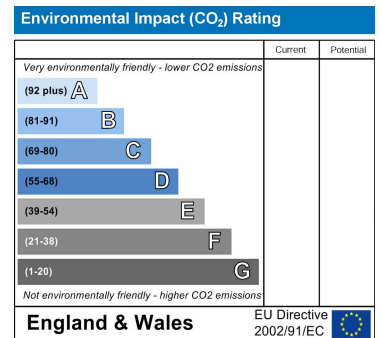
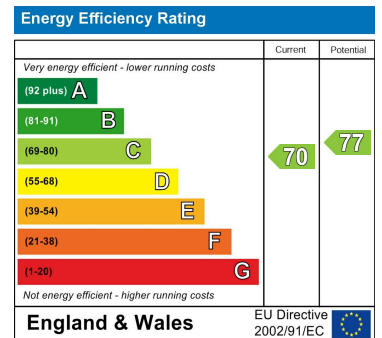
Total floor area: 104.5 sq.m. (1,124 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.