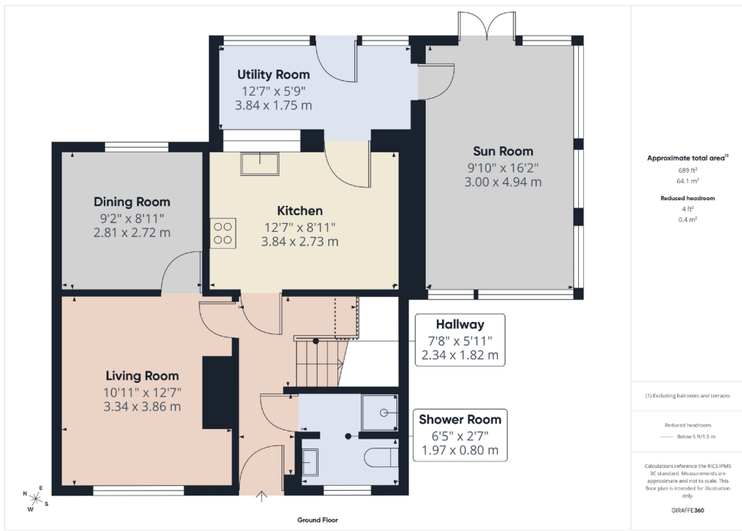

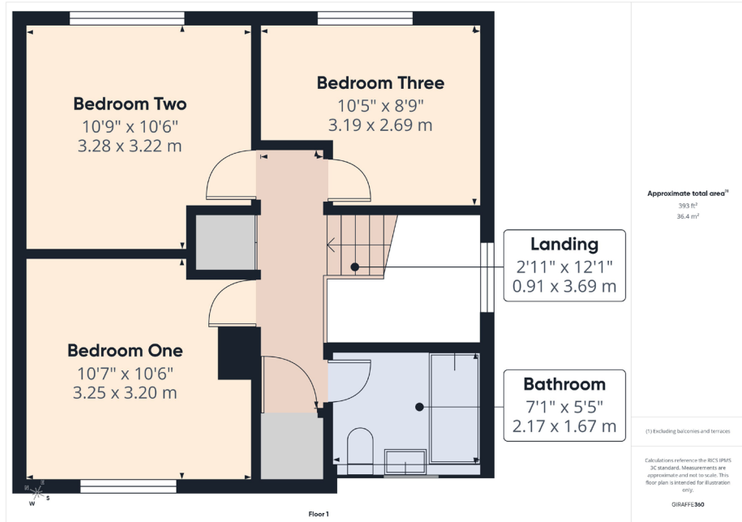

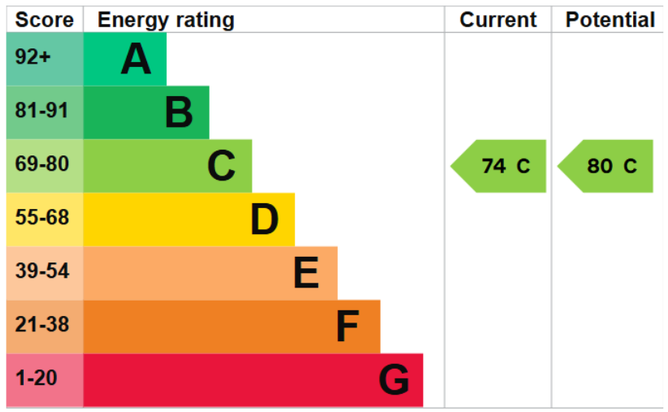

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.

Guide Price £195,000

2 St. Martins Close, Burton Agnes, YO25 4YY

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison

2 St. Martins Close, Burton Agnes, YO25 4YY

Situated within a quiet cul-de-sac in a highly sought-after village, 2 St Martins Close is a spacious three-bedroom semi-detached house, presenting an exciting opportunity to create a home tailored to your own style and requirements. Offering generous accommodation throughout, the property benefits from off-street parking and plenty of space for modern family living. It offers excellent scope for personalisation, making it an ideal choice for buyers looking to put their own stamp on a property. Homes in this desirable village location rarely come to the market, making this a particularly appealing opportunity for those looking for a rural village lifestyle.

The property briefly comprises:- entrance hall, lounge, dining room, shower room, kitchen, utility space, sun room, first floor landing with three bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Situated on the A614 Burton Agnes is best known for Burton Agnes Hall which is a 400 year old Elizabethan House that attracts many visitors. Another important attraction in this day and age is the village primary school, which has built an excellent reputation in recent years. Burton Agnes is conveniently placed betwixt Driffield and Bridlington where an excellent range of amenities and public transport facilities are available.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, radiator and power points.

LOUNGE- 10’11 (3.34m) x 12’7 (3.86m)

Window to the front aspect, coving, radiator, TV point and power points.

DINING ROOM- 9’2 (2.81m) x 8’11 (2.72m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 6’5 (1.97m) x 2’7 (0.80m)

Opaque window to the front aspect, coving, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, tiled flooring and radiator.

KITCHEN- 12’7 (3.84m) x 8’11 (2.73m)

Door and window to the rear aspect, panelled splash back, a range of wall and base units, sink with drainer unit, plumbing for washign machine and dishwasher, space for fridge/freezer, electric oven with electric hob, laminated flooring and power points.

UTILITY ROOM- 12’7 (3.84m) x 5’9 (1.79m)

Door and windows to the rear aspect, a range of wall and base units, space for dryer, vinyl flooring and power points.

SUN ROOM- 9’10 (3.00m) x 16’2 (4.94m)

Timber framed sunroom which is a great addition to the property benefitting from French doors to the rea aspect, windows to all three sides, fitted carpets and power points.

FIRST FLOOR LANDING- 2’11 (0.91m) x 12’1 (3.69m)

Window to the side aspect, built in cupboard housing the gas combi boiler, additional storage cupboard, fitted carpets and power points.

BEDROOM ONE- 10’7 (3.25m) x 10’6 (3.20m)

Double bedroom to the front aspect, fitted carpets radiator and power points.

BEDROOM TWO- 10’9 (3.28m) x 10’6 (3.22m)

Another double bedroom to the rear aspect, fitted carpets radiator and power points.

BEDROOM THREE- 10’5 (3.19m) x 8’9 (2.69m)

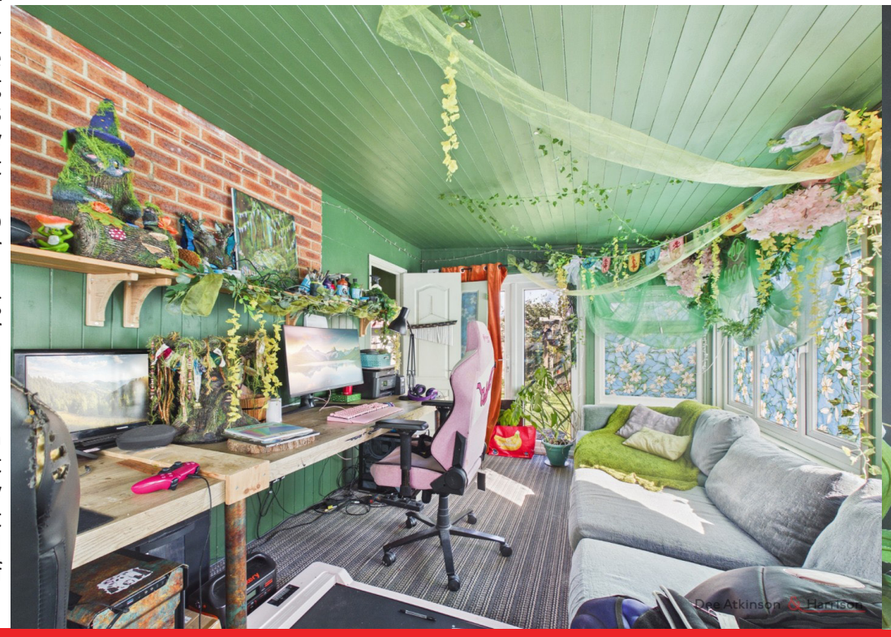
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7’1 (2.17m) x 5’5 (1.67m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment, vinyl flooring and radiator.

GARDEN

East facing garden which is mainly laid with lawn, patio area housing a brick barbeque, pergola, timber fencing and gated side access.

PARKING

Off street parking for two cars.