



20 Woolam Hill, Hull, HU12 9HJ

Offers in excess of £225,000

Goodmove present this three bed detached house for sale on Woolam Hill which is situated in the popular East Riding village of Burstwick.

The property is approached via a driveway providing off-street parking, with a neatly maintained front garden adding to its kerb appeal. Internally, the welcoming entrance hallway leads to a generous dual-aspect living room, creating a bright and comfortable space for everyday living. A separate dining room provides the ideal setting for family meals and entertaining, with double doors opening into a spacious conservatory that enjoys pleasant views over the rear garden and offers an additional reception area all year round.

The fitted kitchen is well laid out with an excellent range of worktop and cupboard space and providing direct access to the garden. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms, all of which comfortably accommodate a range of bedroom furniture. The family bathroom is notably spacious, featuring a four-piece suite including a bath, separate shower enclosure, wash basin and WC.

Externally, the property benefits from enclosed front and rear gardens, with the rear offering a private space ideal for relaxing, entertaining and family enjoyment. The driveway provides valuable off-road parking.



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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