

# Whitakers

Estate Agents



## 20 Woolam Hill, Burstwick, HU12 9HJ

**£259,000**

SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF BURSTWICK, WHITAKERS IS DELIGHTED TO PRESENT THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME, OFFERED IN TRUE MOVE-IN CONDITION AND READY FOR ITS NEXT OWNERS TO ENJOY FROM DAY ONE.

BOASTING GENEROUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, THIS IMPRESSIVE PROPERTY FEATURES A STUNNING FITTED KITCHEN, THREE SPACIOUS DOUBLE BEDROOMS, AND A BRIGHT OPEN PLAN CONSERVATORY WHICH PROVIDES EXCELLENT ADDITIONAL LIVING AND ENTERTAINING SPACE. FINISHED TO A HIGH STANDARD, THIS HOME PERFECTLY COMBINES STYLE, COMFORT AND PRACTICALITY. SOLAR PANELS AND GARAGE WITH ELECTRIC REMOTE CONTROL DOOR. MAKING IT AN IDEAL PURCHASE FOR GROWING FAMILIES SEEKING SPACIOUS LIVING IN A DESIRABLE VILLAGE SETTING. FOR SALE WITH NO ONWARD CHAIN !

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, PRESENTATION, AND LIFESTYLE THIS BEAUTIFUL FAMILY HOME HAS TO OFFER.

### Entrance Hall

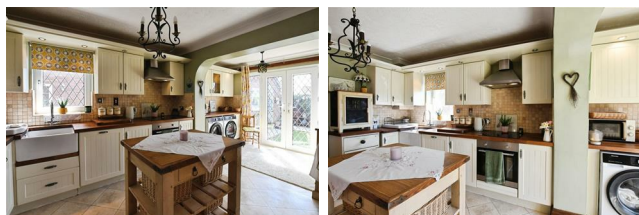
Spacious, well presented entrance hall, with laminate flooring and a radiator, with the staircase leading to the first floor, leading to:

### Cloak Room



Conveniently placed downstairs cloak room. With laminate flooring, and comprising a WC, a wall mounted corner sink, and a radiator.

### Fitted Kitchen



Well proportioned fitted kitchen, presented immaculately throughout, with French doors to the rear aspect leading to the gardens. Comprises of a Belfast sink, electric hob, with the added convenience of an integrated dishwasher, and tiled flooring.

### Dining Room



Laminate flooring, with a radiator, leading to the open plan conservatory.

### Lounge



Large bay window to the front aspect, with a gas coal effect fire, and a radiator. With a unique shaggy carpet throughout. The perfect room for a growing family unit and everyday living.

### Conservatory



Open-plan conservatory, with laminate flooring throughout leading from the dining room. An electric log fire, with a beautiful brick fire surround.

### Bedroom 1



Master bedroom, to the first floor of the property, well presented with carpet, a radiator and fitted wardrobes, providing extra storage space, and a UPVC window to the front aspect.

### Bedroom 2



Double second bedroom, with hardwood flooring, and a UPVC window to the rear aspect, and a radiator.

### Bedroom 3



Third double bedroom. A spacious third bedroom, with hardwood flooring, and a UPVC window to the rear aspect and a radiator.

### Bathroom



Beautiful family bathroom, with a vintage Victorian style three-piece bathroom suite, and a separate shower with an independent closure and a UPVC window to the front aspect.

### Gardens



A low maintenance rear garden, with a small pond to the rear, and side access via a gate. The garden backs onto an open green space, good for family life. To the front aspect, benefits from off street parking for multiple vehicles.

### Garage



Link detached brick garage, with internal electrics. Remote control electric door provides vehicle access and a side access door.

Council Tax  
East Riding of Yorkshire council tax band D

EPC

Tenure  
Freehold

#### 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.

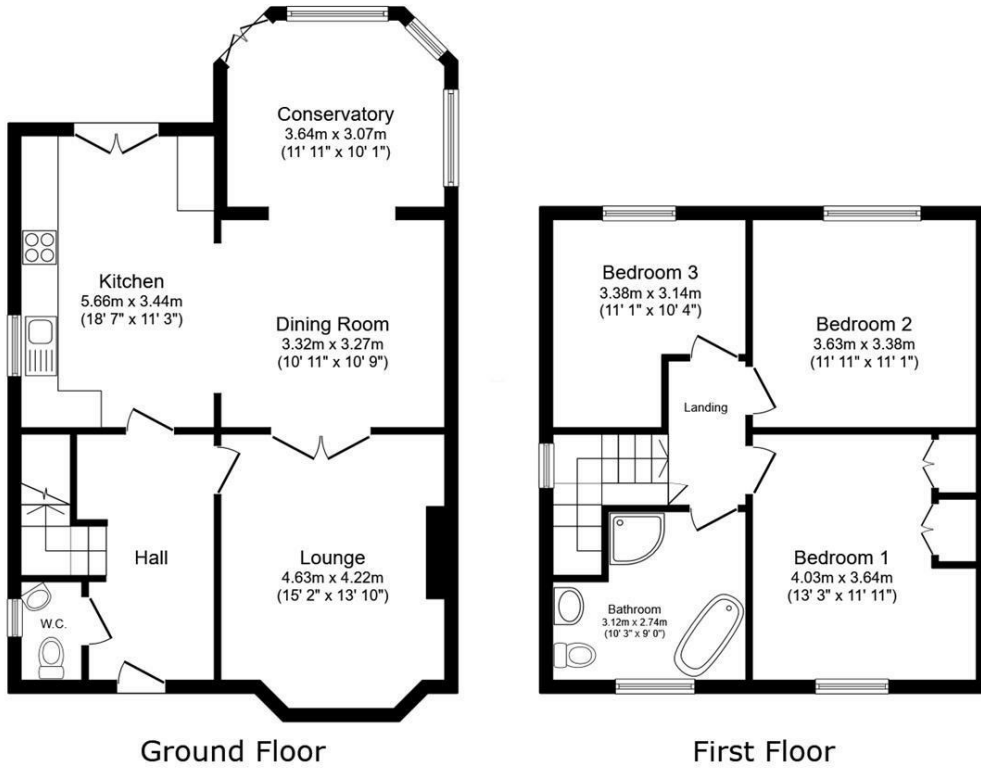
#### Material Information:

Construction - brick under tile  
Conservation Area - no  
Flood Risk - very low  
Mobile Coverage/Signal - EE/Vodafone/O2/Three  
Broadband - Basic 21 Mbps Superfast 76 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.

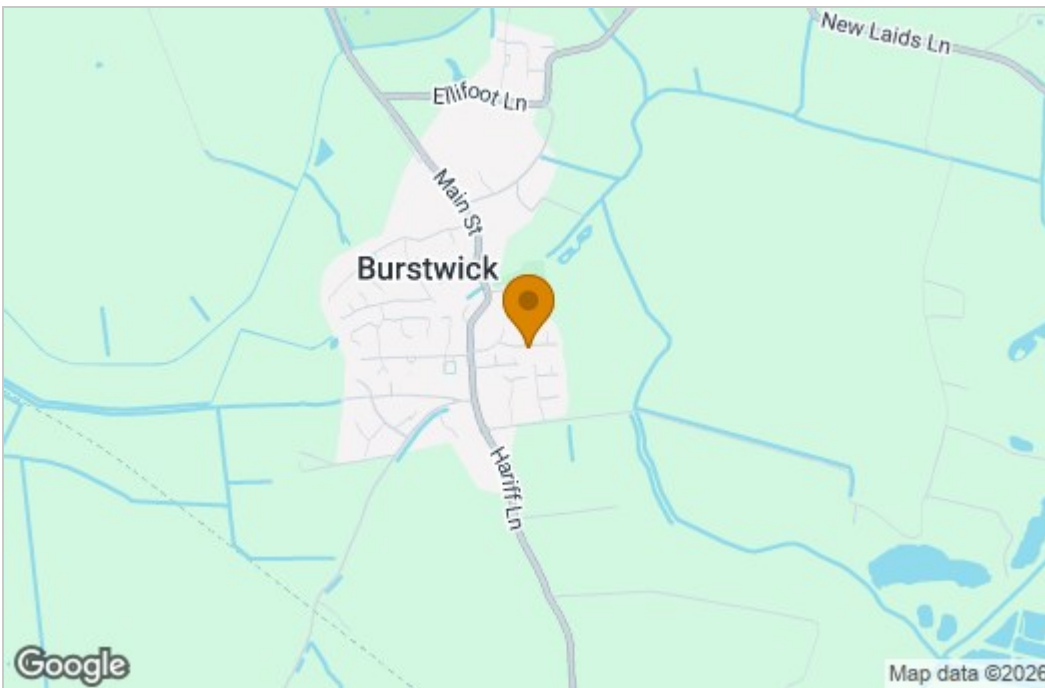
# Floor Plan



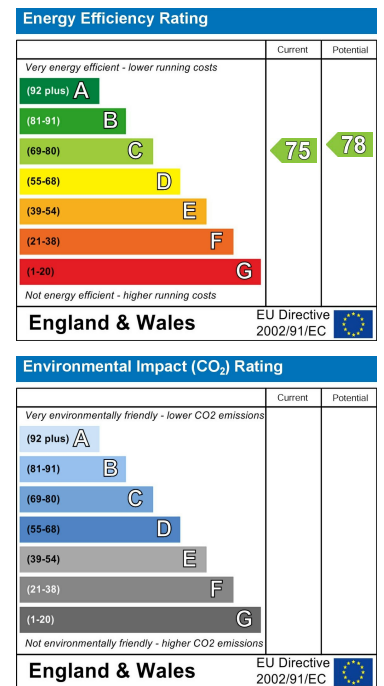
Total floor area: 119.4 sq.m. (1,285 sq.ft.)

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.