



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



28 Elm Avenue

£160,000

Burstwick Hull, HU12 9HX



Tucked away at the end of a peaceful no-through road within a quiet cul-de-sac, this well-maintained two-bedroom semi-detached home offers an ideal opportunity for first-time buyers, couples, or those seeking a low-maintenance property in a highly regarded village setting. Finished and cared for throughout, the property provides comfortable, well-proportioned accommodation alongside excellent parking and a beautifully landscaped rear garden.

A resin driveway runs alongside the house and continues through gated access to a brick-built rear garage, offering ample off-street parking and practical storage while remaining easy to maintain. The south-facing rear garden is a real highlight, enjoying sunshine throughout the day and featuring mature planted borders, a winding pathway and a charming summer house – perfect for relaxing, hobbies or entertaining. With two bedrooms, a first-floor bathroom, a welcoming lounge and a sociable kitchen diner, this home is perfectly suited to those looking for village living without the burden of excessive upkeep. Enquire today to see all this charming home has to offer!





Summary

An open-aspect front garden is complemented by a resin driveway providing off-street parking, with gated access beside the property allowing the driveway to continue along the side of the house to a good-sized brick-built garage with up-and-over door. To the rear, a patio area adjoins the house, providing an ideal space for potted plants or outdoor seating. Beyond this, the garden is mainly laid to lawn with mature planted borders and a central winding pathway leading to a wooden summer house. The garden is fully enclosed by fenced boundaries, offering excellent privacy and security for pets.

The front door opens into a welcoming entrance lobby with stairs rising to the first-floor landing. A door leads through to the generous lounge, featuring a central fireplace with gas fire and a bow window that allows plenty of natural light to flood the room. Across the rear of the property is an open-plan kitchen diner, fitted

with white gloss units and contrasting black splashbacks, along with a built-in oven and gas hob. Two rear-facing windows and a glazed door overlook the garden, creating a bright and airy everyday living space.

To the first floor are two bedrooms, with the principal bedroom benefitting from built-in wardrobes and an additional storage cupboard housing the gas combi boiler. The bathroom is fully tiled and fitted with a bath with shower over and a glass splash screen, completing the accommodation.

Lounge 14'0" x 14'0" (4.27 x 4.27)

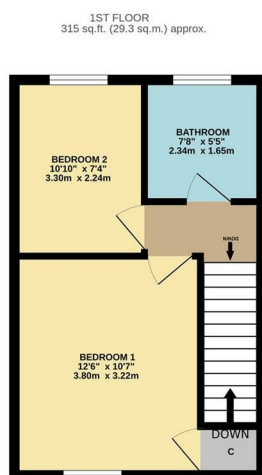
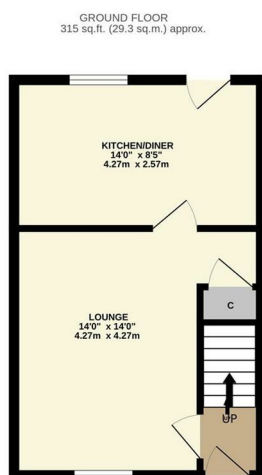
Kitchen 14'0" x 8'5" (4.27 x 2.57)

Bedroom 1 12'5" x 10'6" (3.80 x 3.22)

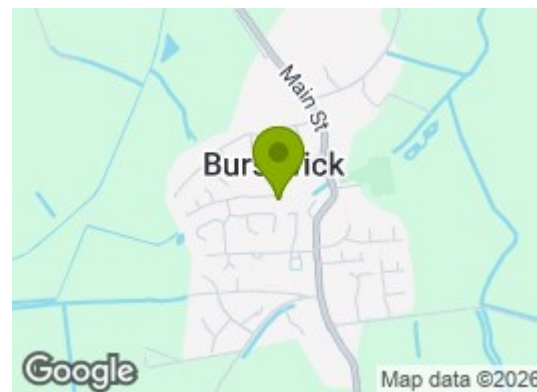
Bedroom 2 10'9" x 7'4" (3.30 x 2.24)

Bathroom 7'8" x 5'4" (2.34 x 1.65)

Agent Note



ELM AVENUE, BURSTWICK
TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.0



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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/give any representation or warranty in respect of the property.

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