

# Whitakers

Estate Agents



## 1 Bengley Cottages, Burton Pidsea, HU12 9AY

**£250,000**

Set at the heart of the sought after village of Burton Pidsea, enjoying spectacular OPEN VIEWS over open countryside is the Impressive, EXTENDED SEMI DETACHED HOUSE. Having been remodelled and lovingly updated by the current owners to present a stylish, contemporary home with a fabulous OPEN PLAN LAYOUT that would suit the modern day family buyers.

The generously proportioned accommodation includes Entrance into the UTILITY/ boot room with doors to the ground floor W.C. and a door into the DINING KITCHEN, a wonderful open plan layout with central island feature, just perfect for the culinary member of the family, ideal for entertaining family & friends. There is a comfortable LOUNGE with feature BI FOLD DOORS, boasting wonderful views over the garden and open countryside beyond, a lovely room for the family to relax and unwind.

To the first floor is the family BATHROOM with four piece suite including shower cubicle and THREE SIZEABLE BEDROOMS with the main bedroom having a walk in dressing area along with the breath taking views from the first floor.

To the front of the property is a timber gate providing access to the pebbled DRIVEWAY, providing ample OFF ROAD PARKING for several vehicles and access to the GARAGE. Adorned with mature trees and shrubbery, the rear garden is mainly laid to lawn with hedging and timber fencing to boundaries, a wonderful outdoor space for the family to enjoy.

This wonderful home is ideal for the growing family with the community of Burton Pidsea offering a friendly atmosphere with amenities including : a shop, pubs, and a school and a village hall with children's play park, holding various events throughout the year.

Viewing is highly recommended !

## Accommodation Comprising

### Entrance & Hallway

A composite front entrance door opens to welcome you in to view this wonderful family home with stairs taking you up to the first floor and a door into the dining kitchen.

### Dining Area to Kitchen



### Open Plan Dining Kitchen 19'2" x 13'5" (5.86 x 4.09)

A fabulous open plan layout to the dining kitchen, dressed for Christmas entertaining with family and friends. A range of high gloss units to base and walls with built in double oven and central island feature incorporating the electric hob with stainless steel extractor hood above, perfect for the culinary member of the family. Ample space for table & chairs and useful storage cupboard. Double glazed window to front elevation, laminate floor and radiator.

### Kitchen Breakfast Bar



### Christmas Table

### Lounge 16'3" x 15'5" (4.97 x 4.71)



A comfortable lounge with feature bi folding doors enjoying views over the rear garden and beyond, a lovely room for the family to relax and unwind. Radiator and laminate flooring.

### Landing

With doors to the three bedrooms and the family bathroom.

### View From Bed 1



### Bedroom One 16'9" x 15'5" (max) (5.13 x 4.72 (max))



A sizeable double bedroom with walk in dressing area. Double glazed window boasting views over open countryside, just lovely to wake up to.

Bedroom Two 13'7" x 10'0" (4.15 x 3.05)



A further double bedroom with double glazed window and radiator.

Bedroom Three 9'6" x 8'7" (2.92 x 2.62)



A further double bedroom with double glazed window and radiator.

Family Bathroom 9'8" x 8'8" (2.95 x 2.66)



The family bathroom has a four piece suite to include: panelled bath, low level W.C., his and hers wash basins with useful storage drawers below and large walk in shower cubicle. Tiled flooring and chrome towel heater.

Gardens



Adorned with beautiful mature trees and shrubbery, the rear garden is mainly laid to lawn adjoining open countryside with privet hedging and timber fencing to boundaries, a wonderful outdoor space for the family to enjoy.

Ground Floor W.C. 5'6" x 5'1" (1.69 x 1.56)



With toilet and wash basin.

Utility Room 15'4" x 5'6" (4.68 x 1.69)



A composite door opens to the utility room with built in cupboard and counter tops. Space and plumbing for automatic washing machine, space for fridge freezer and tumble dryer. Radiator and doors to W.C. and dining kitchen.

## Garage, Driveway & Parking



A timber gate opens onto the pebbled driveway providing ample off road parking to the front of the property and access to the rear garden and garage.

## Inside Garage Gym



The garage has been boarded out to create an area to use gym equipment .

## 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



## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band A

## EPC Rating

EPC rating D

## 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 sale 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 tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 & Vodafone Good, EE & Three Okay

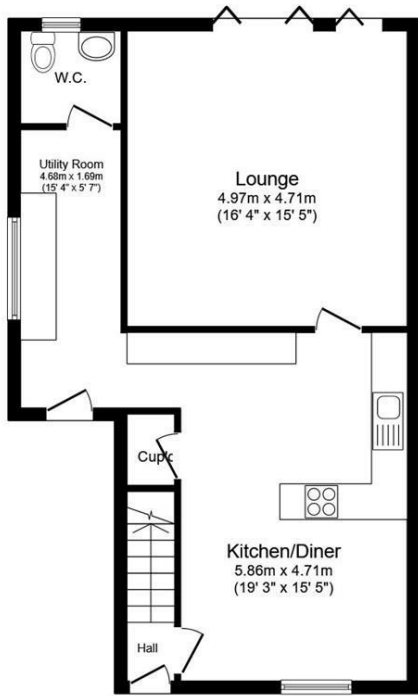
Broadband - Basic 18Mbps / Ultrafast 72Mbps

Coastal Erosion - No  
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

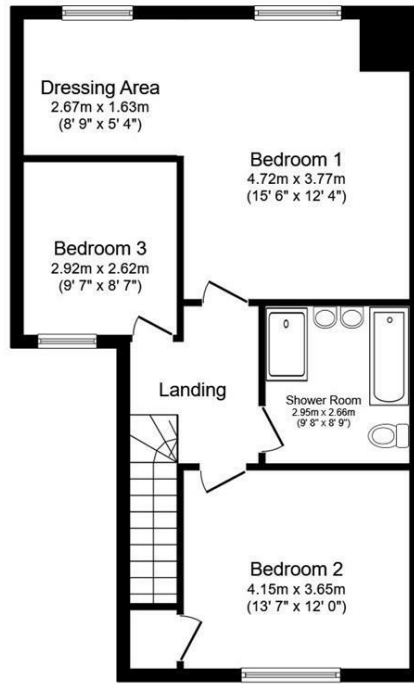
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# Floor Plan



**Ground Floor**

Floor area 62.8 sq.m. (676 sq.ft.)



**First Floor**

Floor area 61.0 sq.m. (657 sq.ft.)

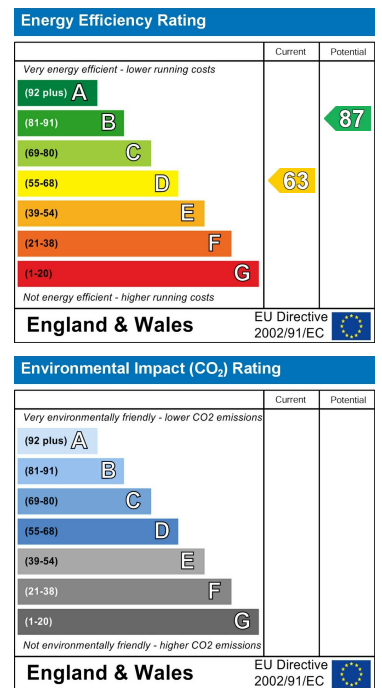
Total floor area: 123.8 sq.m. (1,333 sq.ft.)

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



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