



## 26 Churchill Avenue, Burstwick, HU12 9HF

**£175,000**

Whitakers are delighted to present this Superb Semi Detached Home to the market, enjoying a sought after location set in the village of Burstwick. The light and airy accommodation includes: Entrance Porch with a door opening to the comfortable LOUNGE and onto contemporary, OPEN PLAN DINING KITCHEN with feature patio doors enjoying views over the rear garden, creating a lovely space for entertaining family & friends.

To the first floor is the modern family BATHROOM and THREE generously proportioned bedrooms.

Outside there is a DRIVEWAY providing ample OFF ROAD PARKING and timber fencing with access to the GARAGE and rear GARDEN, mainly laid to lawn with a decked area, ideal for dining "al fresco"

The location of this property is within close proximity to public transport links, local amenities, and nearby schools, making it convenient for families with children.

In summary, this immaculately presented, home with its open-plan design and desirable location, is a remarkable opportunity for those seeking a family home. This property beautifully combines comfort, convenience, and style.

A viewing is highly recommended to fully appreciate what this home has to offer.

## Accommodation Comprising

Entrance Porch 5'4" x 4'7" (1.65 x 1.40)

A double glazed door opens into the porch with a further door opening to the lounge.

Dining Kitchen 16'7" x 10'9" (5.05m x 3.28m)



A superb open plan dining kitchen with patio doors opening out to the rear garden, creating a lovely space for entertaining family & friends. A range of contemporary fitted units to base and walls with complimentary work surface and tiled splashbacks. Integrated dishwasher, washing machine and fridge freezer. Built in CDA oven with induction hob and extractor hood above. Double glazed window, radiator and ample space for table & chairs.

Lounge 16'7" x 13' (5.05m x 3.96m )



A comfortable lounge with feature "Living flame" electric fire and double glazed window to front elevation allowing ample light to flow through. Radiator , useful understairs storage cupboard and door to dining kitchen.

## Lounge Stair



## Kitchen



## Lounge Feature



Bedroom One 12'11" x 10'0" (3.95 x 3.05)



A double bedroom with double glazed window to front elevation and radiator.

Bedroom Two 10'9" x 10'2" (3.29m x 3.11m )



A further double bedroom with double glazed window, enjoying views over the garden and open aspects beyond.

Bedroom Three 9'5" x 6'5" (2.87m x 1.96m)



A single bedroom with double glazed window and radiator.

Bathroom 6'1" x 6'0" (1.87 x 1.85)



With modern suite to include P shape bath with overhead shower and glazed screen. Vanity unit housing toilet and wash basin with useful storage below. Chrome towel heater, double glazed window and laminate flooring.

View from Bed Two



Gardens



Delightful gardens to front & rear. The enclosed rear garden is mainly laid to lawn with raised decking and timber fencing to boundaries.

Garage & Driveway

The private driveway provides ample off road parking with timber gates opening providing access to the garage with metal up and over door.

Tenure

Tenure is freehold

Council Tax Band  
East Riding of Yorkshire Council Tax Band B

EPC Rating  
Energy Performance Rating D

**Material Information.**

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - O2, EE and Vodafone all okay  
Broadband - Basic 19 Mbps, Superfast 80Mbps, Ultrafast 1000Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

**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.**

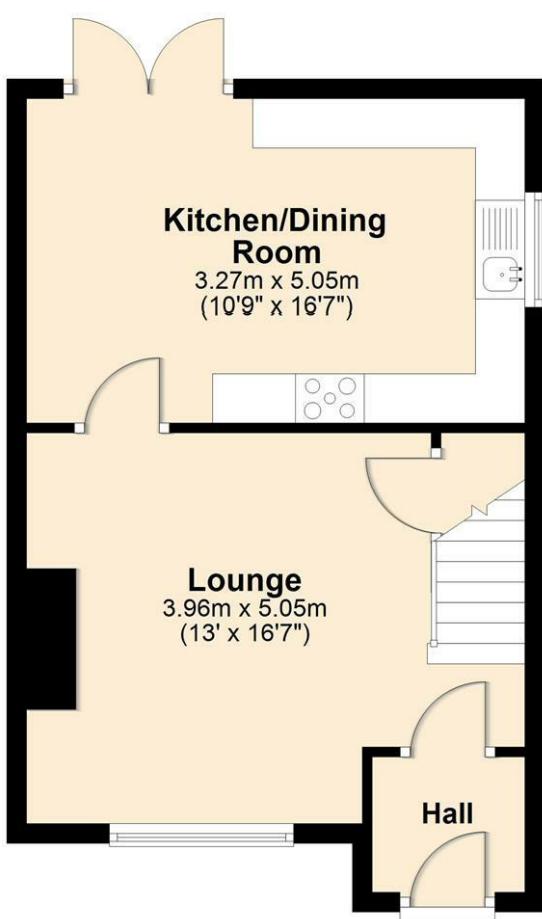
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

**Whitakers Estate Agent Declaration.**

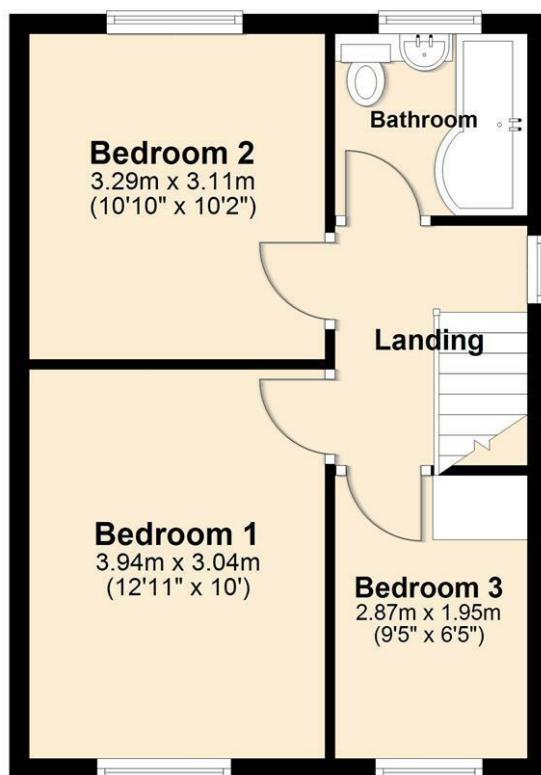
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## Floor Plan

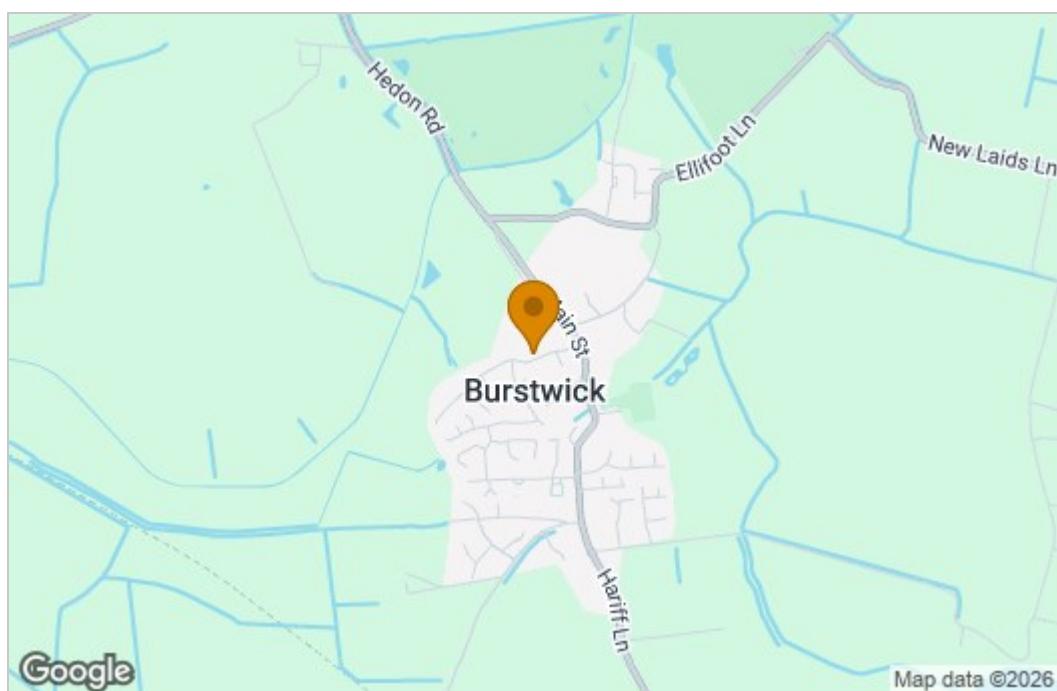
### Ground Floor



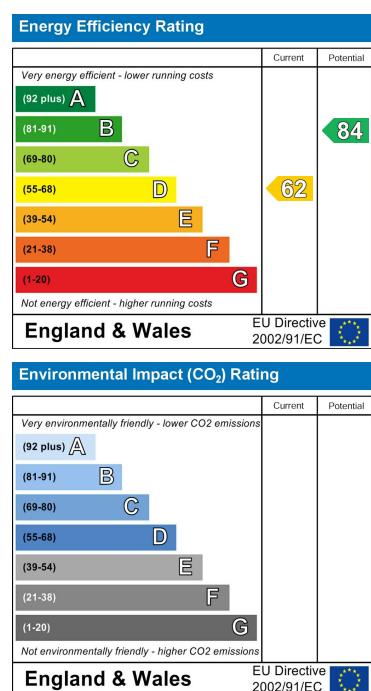
### First Floor



### Area Map



### Energy Efficiency Graph



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