







Quick & Clarke

PROPERTY SPECIALISTS

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4 Elswick Gardens, Barton-Upon-Humber DN18 5FB

£175,000

Beverley | Cottingham | Hornsea | Willerby

- Attached bungalow
- Over 550 square feet
- Two bedrooms
- Close to Tesco supermarket and town centre
- Gardens to front and rear
- Side driveway
- PVCu sealed unit double glazing and central heating
- Council Tax Band: B
- EPC Rating: Awaited

An ideally located two bedroomed attached bungalow which extends to in excess of 550 square feet and offers two bedroomed accommodation along with 16 foot living room and well appointed kitchen and bathroom. The bungalow also benefits from gardens to front and rear and side driveway and is also located close to the Tesco supermarket and all town centre facilities.

LOCATION
The property is located close to the Tesco supermarket and has good access to the centre of the market town of Barton-upon-Humber and its associated amenities.

Barton-upon-Humber is situated on the south bank of the Humber Estuary at the southern end of the Humber Bridge 6 miles south-west of Kingston upon Hull and 31 miles north north-east of the county town of Lincoln. Other nearby towns include Scunthorpe to the south-west and Grimsby to the south-east.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL
PVCu sealed unit double glazed door and radiator.

LIVING ROOM
16'0" x 11'0" narrowing to 10'0" (4.88m x 3.35m narrowing to 3.05m)
Ornamental fireplace on stone hearth, PVCu sealed unit double glazed bow window and radiator.

KITCHEN
7'6" x 7'4" (2.29m x 2.24m)
Modern base and eye level units with roll edge worksurfaces and stainless steel single drainer sink unit. Integrated gas hob with electric oven, PVCu sealed unit double glazed window and radiator.

BEDROOM 1
12'9" x 10'0" (3.89m x 3.05m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
8'6" x 8'3" (2.59m x 2.51m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

SHOWER ROOM
8'10" x 4'6" (2.69m x 1.37m)
Shower in oversize cubicle, low level w.c. and pedestal wash basin. PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is an open plan gravel garden with side concrete driveway offering excellent off street car parking facility.

To the rear of the property is a further enclosed gravel garden with garden shed.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

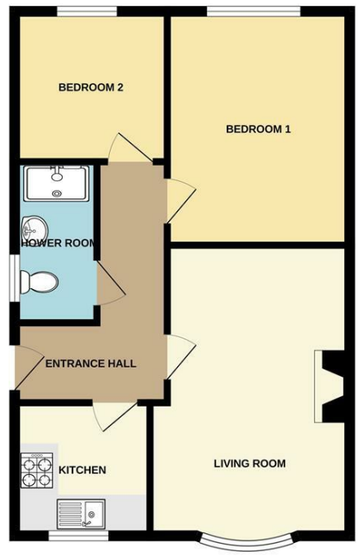
DOUBLE GLAZING
The property benefits from PVCu double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.