

# Whitakers

Estate Agents



## 19 Beech Close, Burstwick, HU12 9HN

**Offers Over £230,000**

Set in the popular village of Burstwick is this Superb Semi Detached Family Home. The EXTENSIVE accommodation includes: Entrance & Lobby with Ground floor W.C and Store Room. Main Entrance door opens to the hall with stairs taking you up to the landing with FAMILY BATHROOM and THREE BEDROOMS, the main bedroom having DRESSING ROOM with EN SUITE. The ground floor has a comfortable LOUNGE with feature LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings. At the heart of this home is the fabulous OPEN PLAN DINING KITCHEN with adjoining UTILITY and FAMILY/ SUN ROOM, creating a wonderful space for entertaining family & friends.

Outside there is a family friendly, easy to maintain GARDEN with raised decking, ideal for dining "al fresco" There is ample OFF ROAD PARKING to the front of the property.

Set within the delightful village of Burstwick being close to both Hedon and Hull means access to more extensive amenities without giving up the village charm. There is a regular bus service to Hull and the coast adds convenience.

Viewing is highly recommended, do not delay, call us to arrange your viewing today!

## Accommodation Comprising

### Entrance

Double glazed door opens to the hall with stairs taking you up to the first floor and a door to the lounge.

Lounge 13'9" x 13'9" (4.2 x 4.2)



A comfortable lounge with feature Oak mantel over the fireplace and inset log burning stove, lovely to cosy up to on those cold winter evenings. Double glazed window to front elevation, radiator and laminate flooring.

### Lounge Feature



## Open Plan Layout



At the heart of this family home is the fabulous open plan dining kitchen and family;/ sun room with doors opening out to the rear garden, creating a wonderful space for entertaining family & friends.

Dining Kitchen & Family Room 13'9" x 18'0" (max) (4.2 x 5.5 (max))



The impressive dining kitchen has a range of fitted units to base and walls with complimentary work surface and attractive splashback tiling. Built in oven and gas hob with stainless steel extractor hood above. Stainless steel sink with drainer and mixer tap. Space for American Style fridge freezer and ample room for family table & chairs.

Utility 7'6" x 6'6" (2.3 x 2.0)

A useful utility room with stainless steel sink unit and plumbing for automatic washing machine. Double glazed door opens to the garden and inner door to the lobby.

Ground Floor W.C. 3'11" x 2'11" (1.2 x 0.9)  
With low level W.C. and vanity wash basin.

Store Cupboard 7'6" x 2'11" (2.3 x 0.9)  
Useful storage cupboard

**Bedroom One 11'9" x 9'10" (3.6 x 3.0)**



A double bedroom with a range of sliding wardrobes. Double glazed window and radiator.

**Bedroom Two 14'1" x 7'6" (4.3 x 2.3)**



A double bedroom with double glazed window and radiator. A door opens to the dressing room.

**En Suite & Dressing Room 7'6" x 7'6" (2.3 x 2.3)**



Adjoining bedroom two is the dressing room with a range of sliding mirrored wardrobes and access to the En Suite. En Suite with shower cubicle, vanity wash basin and low level W.C.

**Bedroom Three 10'5" x 8'2" (3.2 x 2.5)**



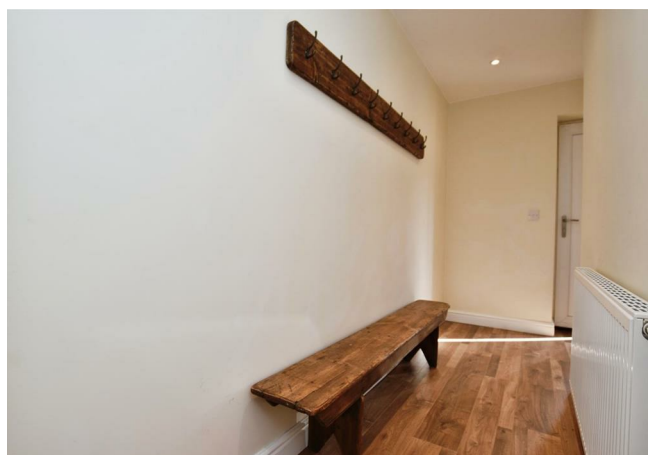
A single bedroom with a range of fitted wardrobes, top boxes and storage shelving. Double glazed window and radiator.

**Family Bathroom 4'11" x 7'2" (1.5 x 2.2)**



Family bathroom with panelled bath and glazed screen, low level W.C and pedestal wash basin. Chrome towel heater, double glazed window and tiling to walls.

**Entrance Lobby 14'9" x 7'2" (4.5 x 2.2)**



Double glazed door opens into the lobby with useful storage cupboard and access to the ground floor W.C.

## Gardens



The rear garden is easily maintained with artificial lawn and raised decking, well designed for outdoor living/entertaining., a lovely outdoor area for the family to enjoy. Timber fencing to boundaries.

### Parking

Decorative slate chippings and driveway provide ample off road parking to the front of the property.

### Tenure

Tenure is freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### 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 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:

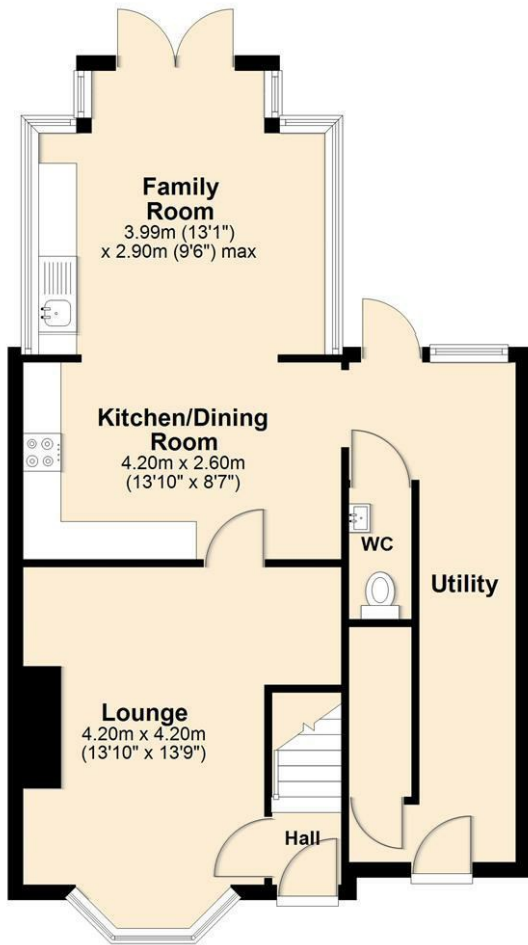
Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Low  
Mobile Coverage/Signal - EE, O2, Three and Vodafone - Okay  
Broadband - Basic 23 Mbps, Superfast 49 Mbps, Ultrafast 1000  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

### 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

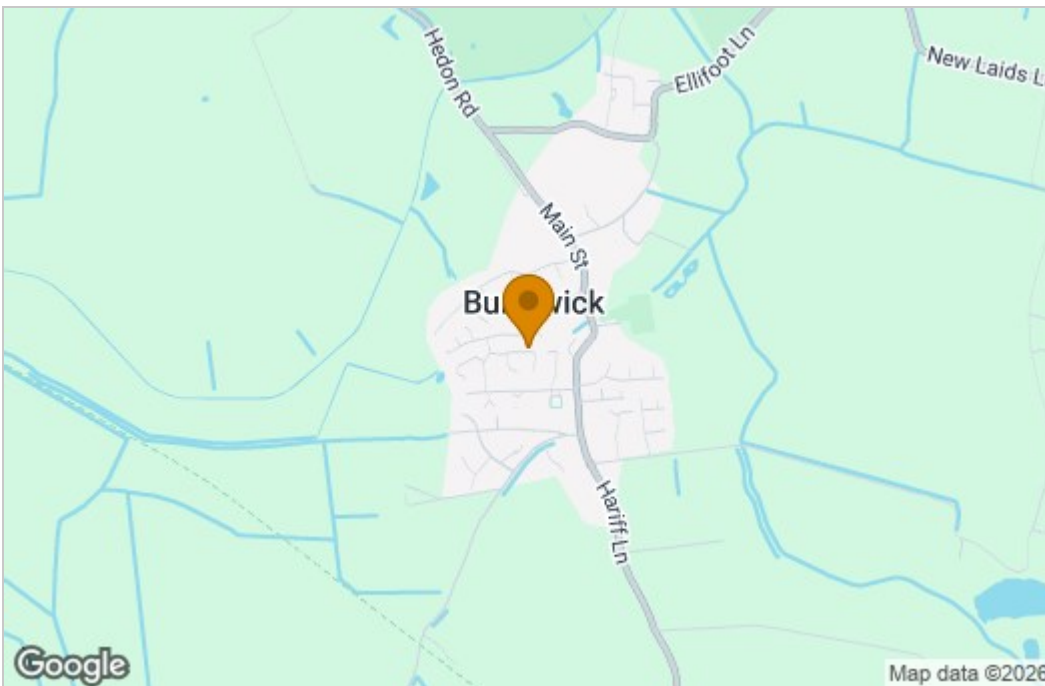
## Ground Floor



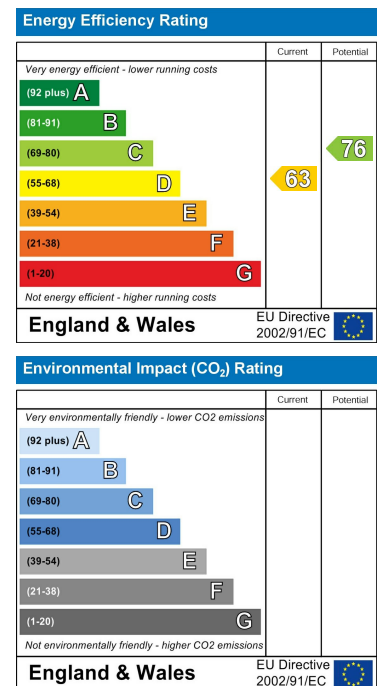
## First Floor



# 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.