

# Whitakers

Estate Agents



## 23 Woolam Hill, Hull, HU12 9HJ

**£200,000**

Enjoying a Cul De Sac Setting in the village of Burstwick, with open fields and countryside walks just a short walk away.

This Superb Semi Detached Home is ideal for the family buyer, having been lovingly upgraded by the current owners, offering a TURN KEY OPPORTUNITY for new owners to move into. The property boasts THREE BEDROOMS and a family BATHROOM. There is a comfortable LOUNGE with feature fireplace, open plan to the DINING AREA with French doors opening to the rear decked area of the garden, creating a wonderful social space for entertaining family & friends.

The contemporary high gloss KITCHEN is open to the UTILITY area for the culinary member of the family

There is a family friendly GARDEN to the rear with a lawn and raised decking, providing a lovely seating area for dining "al fresco" or to just sit and watch the children play. There is a private DRIVEWAY providing ample Off STREET PARKING for several vehicles and leads down to the GARAGE.

Situated in Burstwick, the house is well-positioned for access to local green spaces and nearby parks, offering outdoor recreation for all ages. Families will also appreciate the proximity to nearby schools, ensuring convenient options for education within the village.

The village benefits from essential amenities such as a local shop, public house, and a range of local services in the broader Holderness area. Popular family-friendly venues such as the VILLAGE HALL and parks are within easy reach, encouraging an active lifestyle close to home.

Public transport connections to Hull and the surrounding area are accessible via bus routes along the main road, with regular services to Hull city centre. Hull Paragon Interchange, the main train station, is approximately a 20-minute drive away and offers nationwide connections, including direct routes to York and London.



## Accommodation Comprising

### Entrance & Hallway

A canopied front entrance with double glazed door opening into the hallway, welcoming you in to view this lovely home.

Lounge 13'8" x 11'8" (4.18 x 3.58 )



A comfortable lounge with feature fireplace and walk in bay window to front elevation and an opening to the dining area. Laminate flooring and radiator.

### Lounge Fireplace



Dining Area 8'9" x 8'9" (2.69 x 2.68)



Open from the lounge, the dining room has double glazed French doors opening out to the

rear garden, creating a lovely social space, perfect for entertaining family & friends. Laminate flooring and radiator.

### Kitchen & Utility Area 17'5" x 7'11" (5.33 x 2.42)

A modern kitchen with a range of high gloss fitted units to base and walls. Complimentary work surface and brick pattern tiling to splashbacks. Stainless steel sink with mixer tap and drainer. Built in double oven and ceramic hob with stainless steel extractor hood above. Space and plumbing for dishwasher. The utility area has space for American Style fridge freezer, plumbed for automatic washing machine and space for tumble dryer. Double glazed window and door providing access to the rear garden. Internal door opens to the garage. Radiator and tiled flooring.

### Kitchen



### Garden Decking



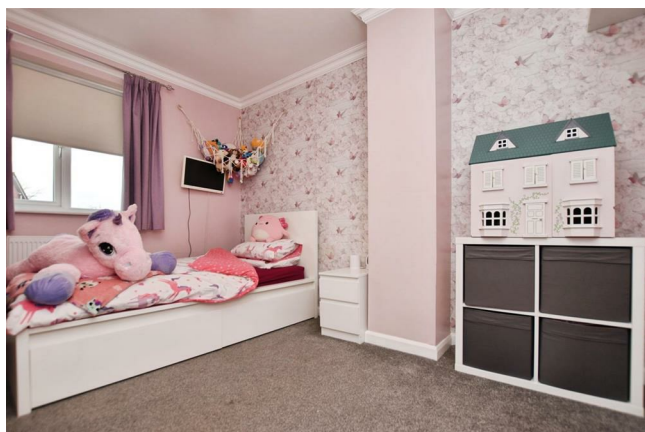


Bedroom One 11'5" x 9'10" (3.49 x 3.01)



A double bedroom with double glazed window, radiator and laminate flooring. Ample space for bedroom furniture.

Bedroom Two 11'3" x 9'9" (3.44 x 2.99)



A double bedroom with double glazed window and radiator.

Bedroom Three 8'8" x 8'0" (2.65 x 2.46)



A well designed bedroom with built in storage cupboard. Double glazed window , radiator and laminate flooring. Space for bedroom furniture.

Family Bathroom 7'10" x 7'6" (2.40 x 2.31)



A well proportioned family bathroom with tiling to walls and laminate flooring. Panelled bath with overhead shower, pedestal wash basin and low level W.C. Double glazed window and radiator.

#### Gardens

The rear garden is family friendly with a lawn and raised decking, providing a seating area, ideal for outdoor entertaining or to just sit and watch the children play.

#### Rear House Garden



#### Drone Pic



## Burstwick Village Field



### Parking

An attractive stone chipped driveway provides ample off road parking space for several vehicles and leads down to the garage. Timber fencing and a lawned area with stepping stones leading to the front entrance door.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC Rating to be confirmed

### 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.

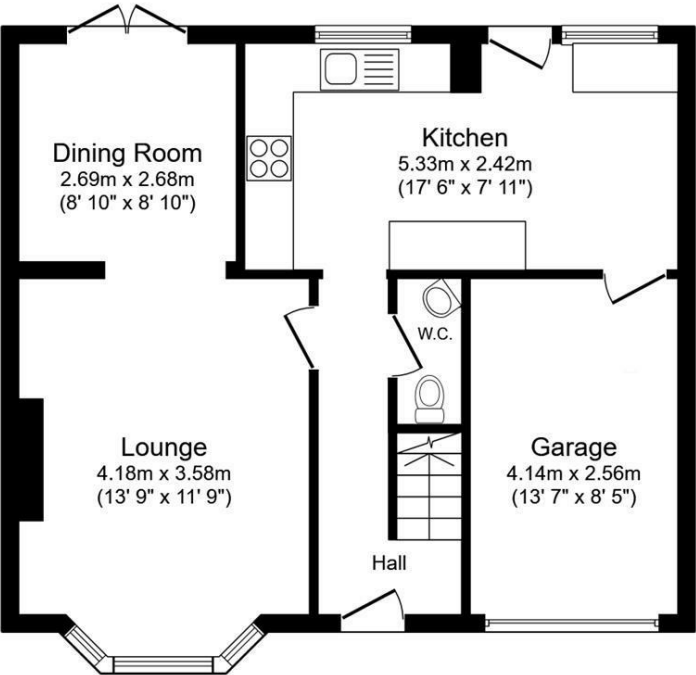
Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE & O2 okay  
Broadband - Basic 21Mbps/ Superfast 49Mbps/  
Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

### Whitakers Estate Agent Declaration.

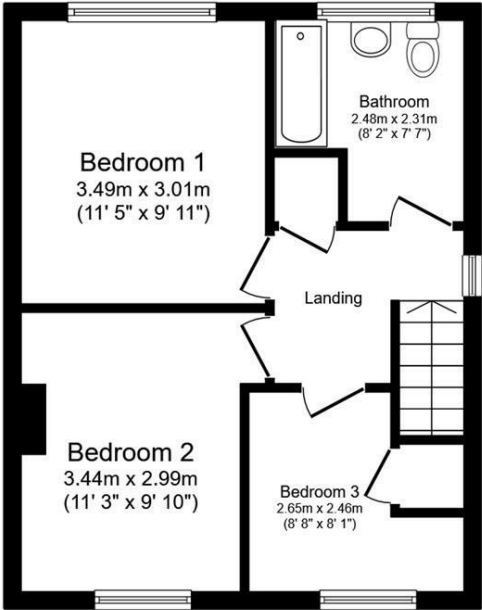
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Floor Plan



Ground Floor  
Floor area 58.0 sq.m. (624 sq.ft.)

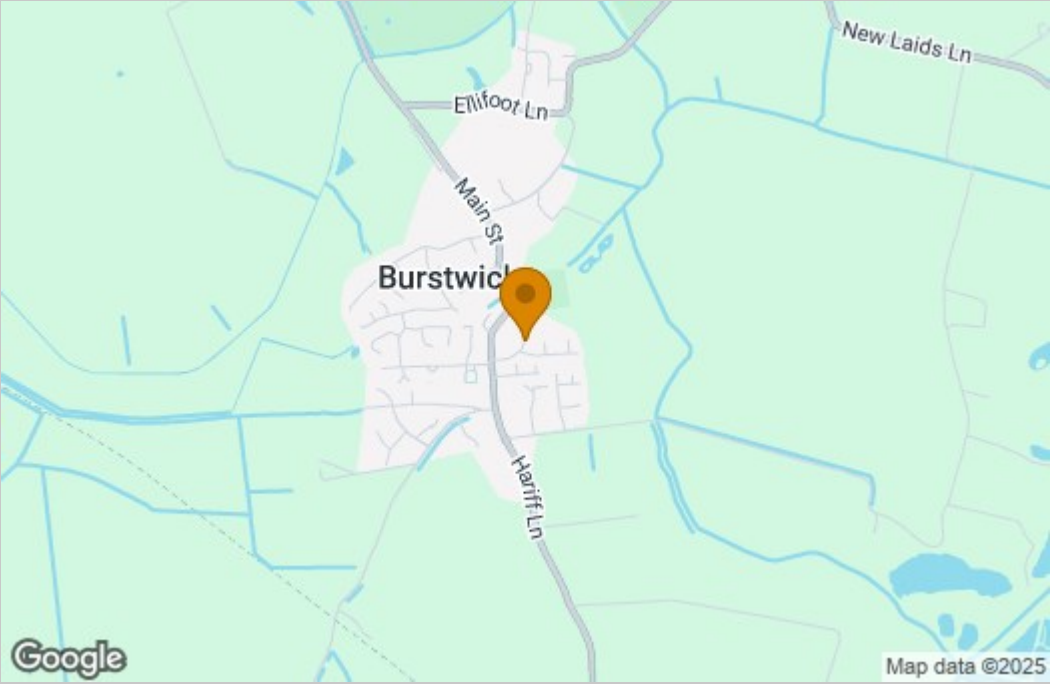


First Floor  
Floor area 38.3 sq.m. (412 sq.ft.)

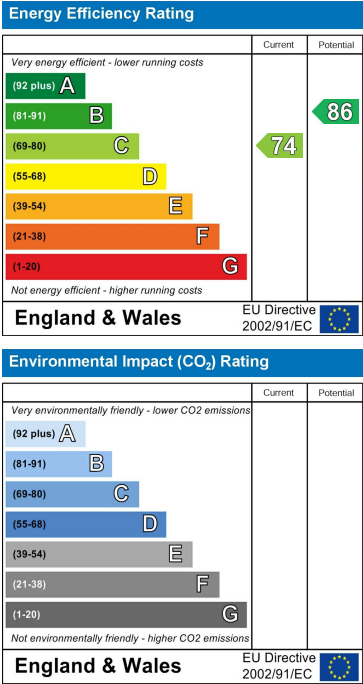
Total floor area: 96.3 sq.m. (1,036 sq.ft.)

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](https://www.propertybox.io)

Area Map



Energy Efficiency Graph



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