

# Whitakers

Estate Agents



**19 Elm Avenue, Burstwick, HU12 9HX**

**£260,000**

Sympathetically EXTENDED and tastefully styled throughout, this FOUR BEDROOM SEMI DETACHED HOME is nestled with in the village of Burstwick and enjoys views of the village Church. This wonderful home offers generously proportioned accommodation that would suit the growing family. The front door opens into the hallway welcoming you in to view with feature staircase taking you up to the galleried landing where you find the FAMILY BATHROOM and FOUR sizeable bedrooms, the sumptuous MASTER SUITE has designer wall covering, a dressing area and En Suite whilst recently decorated second bedroom has a calming ambience, perfect for relaxing, there is a further double double bedroom and bedroom four is currently used as the study. The ground floor has a comfortable LOUNGE with feature wall covering and a traditional fireplace with "living flame" gas fire, lovely to cosy up to on those cold winter evenings. The well KITCHEN adjoins the DINING ROOM with French doors opening out to the rear garden, enjoying views of the village Church, a lovely talking point when hosting dinner parties. There is a useful UTILITY room incorporating the GROUND FLOOR W.C and access to the GARAGE. Outside there is a block paved driveway providing ample OFF ROAD PARKING for several vehicles. The village of Burstwick boasts beautiful green spaces with a nearby park, village hall and well regarded infant school. Burstwick Country Golf is a popular spot, while the wider Holderness plain offers scenic walking routes. Public transport links are accessible, with regular bus services connecting Burstwick to Hull city centre in under 30 minutes. The nearby Hull Paragon Interchange provides rail connections across the region, including routes to York, Leeds, and Manchester, making commuting and leisure travel convenient. Local amenities, including small shops, cafés, and community facilities, are available in Burstwick, while the larger retail and cultural options of Hull are a short drive away.



## Accommodation Comprising

### Entrance & Hallway



A contemporary front entrance door opens to welcome you in to view this wonderful family home. Feature staircase takes you up to the galleried landing. Doors open to the lounge and kitchen. Laminate flooring and radiator.

Through Lounge 23'3" x 11'6" (max) (7.11 x 3.53 (max))



A comfortable lounge, tastefully styled with feature wall covering and a traditional fireplace housing the living flame effect gas fire, lovely to cosy up to on those cold winter evenings. Solid wood flooring and two radiators. Dual aspect with a double glazed bay window to front elevation and French doors to the rear, enjoying views of the garden and village Church, a lovely room for the family to relax and unwind.

## Lounge Feature



## Kitchen to Dining Room



## Dining Room 9'4" x 9'8" (2.85 x 2.96)



A lovely room for entertaining with feature French doors opening out to the rear garden, bringing the outdoors in and access to the decked area, enjoying views of the Church, a real talking point at dinner parties! Laminate flooring and door to utility room

## Kitchen 9'4" x 8'8" (2.85 x 2.65)

The kitchen adjoins the dining room, perfect for entertaining family & friends. There is a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Integrated

dishwasher and fridge. Stainless steel sink with mixer tap and drainer. Space for range style cooker with stainless steel extractor hood above. Laminate flooring and double glazed window. Door to dining room.

#### Utility Room 9'3" x 4'2" (2.84 x 1.29)

A useful utility room with plumbing for automatic washing machine and space for tumble dryer. A door provides access to the W.C. and out to the side elevation.

#### Ground Floor W.C. 6'0" x 4'9" (1.85 x 1.45)

Ground floor W.C. with toilet and wash basin.

#### Galleried Landing

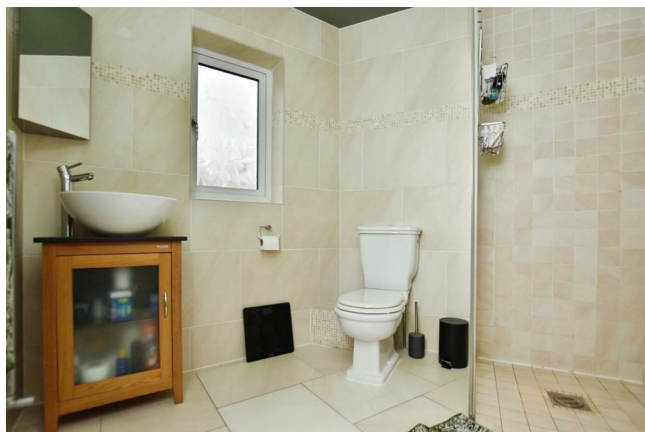
Galleried landing with doors to the four bedrooms and the family bathroom.

#### Master Suite 15'10" x 15'1" (max) (4.85 x 4.60 (max))



A sumptuous master bedroom with feature designer wall covering, dressing area and En Suite. Three double glazed windows and radiator.

#### En Suite 8'11" x 6'6" (2.72 x 2.00)



Fully tiled En Suite with large walk in shower cubicle, low level W.C, and vanity unit housing the wash basin with useful storage cupboard below. Double glazed window and chrome towel heater.

#### Bedroom Two 13'0" x 9'4" (3.97 x 2.87)



A double bedroom with a calming ambience with natural wood flooring. Double glazed window to front elevation and radiator.

#### Bedroom Three 10'3" x 9'0" (3.13 x 2.76)



A further double bedroom with double glazed window to the rear elevation enjoying elevated views of the church.

#### Bedroom Four/ Study 8'0" x 7'1" (2.46 x 2.18)



Currently used at the study, the fourth bedroom has feature wall covering, creating a lovely vibrant work space. Useful storage cupboard, double glazed window and radiator.



### Family Bathroom 8'3" x 6'8" (2.54 x 2.05)



The family bathroom has a classic colour scheme with tiled walls and laminate flooring. Panelled bath with shower attachment, low level W.C. and pedestal wash basin. Radiator and double glazed window.

### Rear Garden



The rear garden is adorned with mature trees, mainly laid to lawn with a raised decking area, perfect for entertaining and taking advantage of the stunning views of the church. A lovely outdoor space for all to enjoy.

### Garage & Driveway 16'5" x 9'10" (5.02 x 3.02)



There is a block paved driveway providing ample off road parking. The garage has a metal up and

over door with an interior door to the utility room. Power and light supplied.

### Tenure

The tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band C

### 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 - EE, Vodafone, Three and O2 all Okay

Broadband - Basic 24 Mbps/ Superfast 47 Mbps/

Ultrafast 1000Mbps

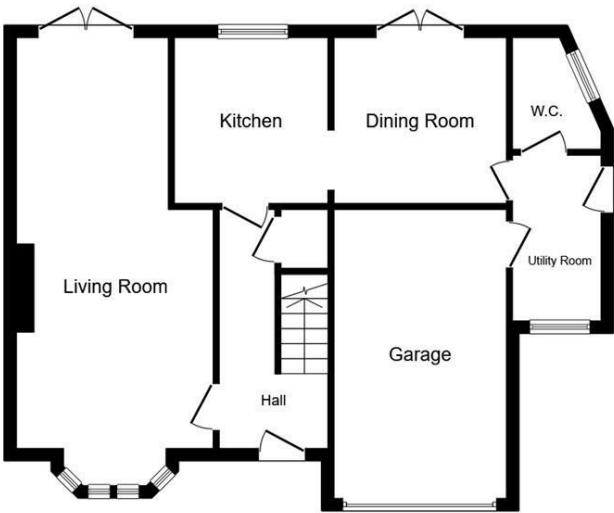
Coastal Erosion - No

Coalfield or Mining Area - No

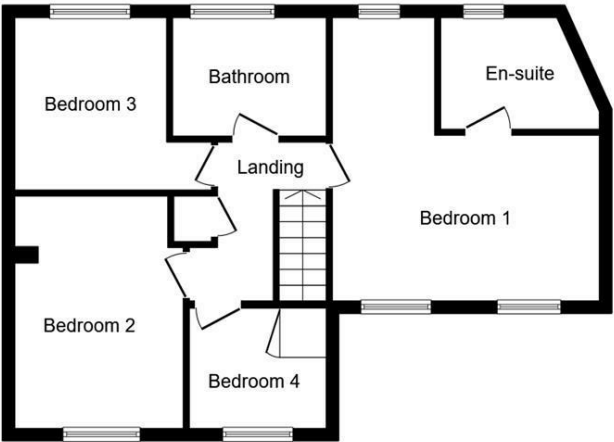
### Whitakers Estate Agent Declaration.

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Floor Plan



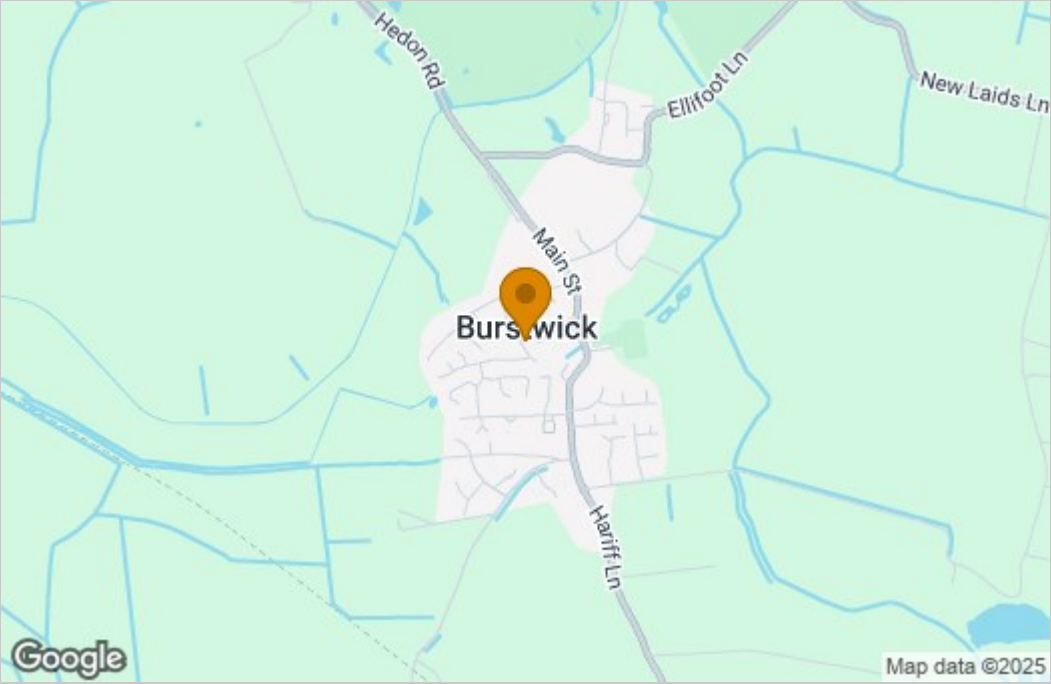
Ground Floor



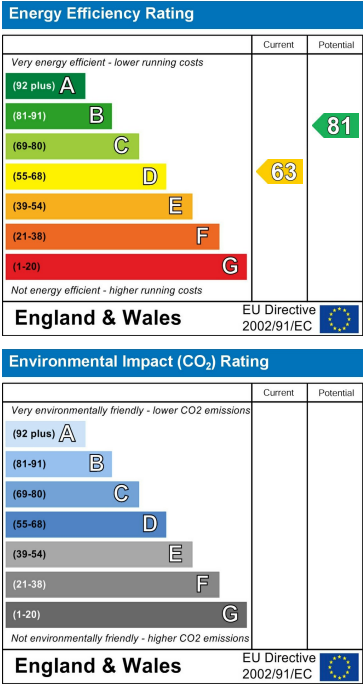
First Floor

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](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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