

# Whitakers

Estate Agents



## 5 Waterworks Houses

, Dunswell, HU6 0AH

Offers Over £215,000





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## Description

A unique opportunity has arisen to acquire this three bed semi-detached property, which is situated in a much sought after semi-rural position in Dunswell, with open aspect views front and rear over fields, twixt between Beverley and Hull enjoying easy access to both.

The property has undergone a program of full refurbishment from top to bottom to a good standard, offering a great balance between old and new, now offered to the market with no onward chain, ready to move straight into and enjoy.

Briefly comprising - entrance porch, lounge, dining room together with the contemporary newly fitted kitchen with a separate useful washroom including W.C.

The first floor boasts three good bedrooms (all of which enjoy the views) along with the well-presented newly fitted family bathroom suite.

Externally to the front is a low maintenance garden which is mainly laid to lawn with boundary posts and further garden beyond up to the fields, the rear garden is also fairly low maintenance in design, again mainly laid to lawn with off street parking for two cars at the rear.

This property really does tick all the boxes, in terms of location, condition and price, perfect for the growing family looking to be in this ever popular location.

## The Accommodation Comprises

### Ground Floor

#### Porch

Upvc double glazed door and leading to:

#### Entrance Hall

Wooden door, central heating radiator, under stairs storage and laminate flooring.

### Lounge

11'5" x 9'10" (3.50m x 3.00m )

Upvc double glazed bay window to the front elevation and central heating radiator.

### Living Room

13'1" x 11'5" (4.00m x 3.50m )

Upvc double glazed window to the rear elevation, central heating radiator and built in storage.

### Kitchen

15'3" x 9'6" (4.65m x 2.90m )

Two Upvc double glazed windows to the side elevations, breakfast bar, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, oven with hob and hood over and integrated fridge-freezer, dishwasher and washing machine. Under counter mood lighting.

### W.C.

Upvc double glazed window to the side elevation and fitted with a two piece suite comprising vanity sink and low flush W.C.

### First Floor

#### Landing

Upvc double glazed window to the side elevation, access to the loft hatch and leading to:

#### Bedroom One

13'1" x 11'5" (4.00m x 3.50m )

Upvc double glazed window to the rear elevation with open aspect view over fields, central heating radiator, period fireplace and two built in storage cupboards.

#### Bedroom Two

9'10" x 9'10" (3.00m x 3.00m )

Upvc double glazed window to the front elevation with open aspect view over fields, central heating radiator, period fireplace and built in storage cupboard.

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### Bedroom Three

8'2" x 6'10" (2.50m x 2.10m )

Upvc double glazed window to the front elevation with open aspect view over fields and central heating radiator.

### Bathroom

6'3" x 5'6" (1.93m x 1.70m )

Upvc double glazed window to the rear elevation, central heating radiator, partly tiled walls and fitted with a three piece suite comprising panelled bath with mixer shower, vanity sink and low flush W.C.

### External

Externally to the front of the property there is a lawned garden with additional garden beyond the wooden posts. Externally to the rear, there is a large garden which is mainly laid to lawn with mature boarding and benefits from a paved patio seating area and gravelled space allowing off-street parking for multiple cars.

### Tenure

The property is held under freehold tenureship.

### Council Tax Band

Council Tax Band - B

Local Authority - East Riding of Yorkshire.

### 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

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.





Road Map



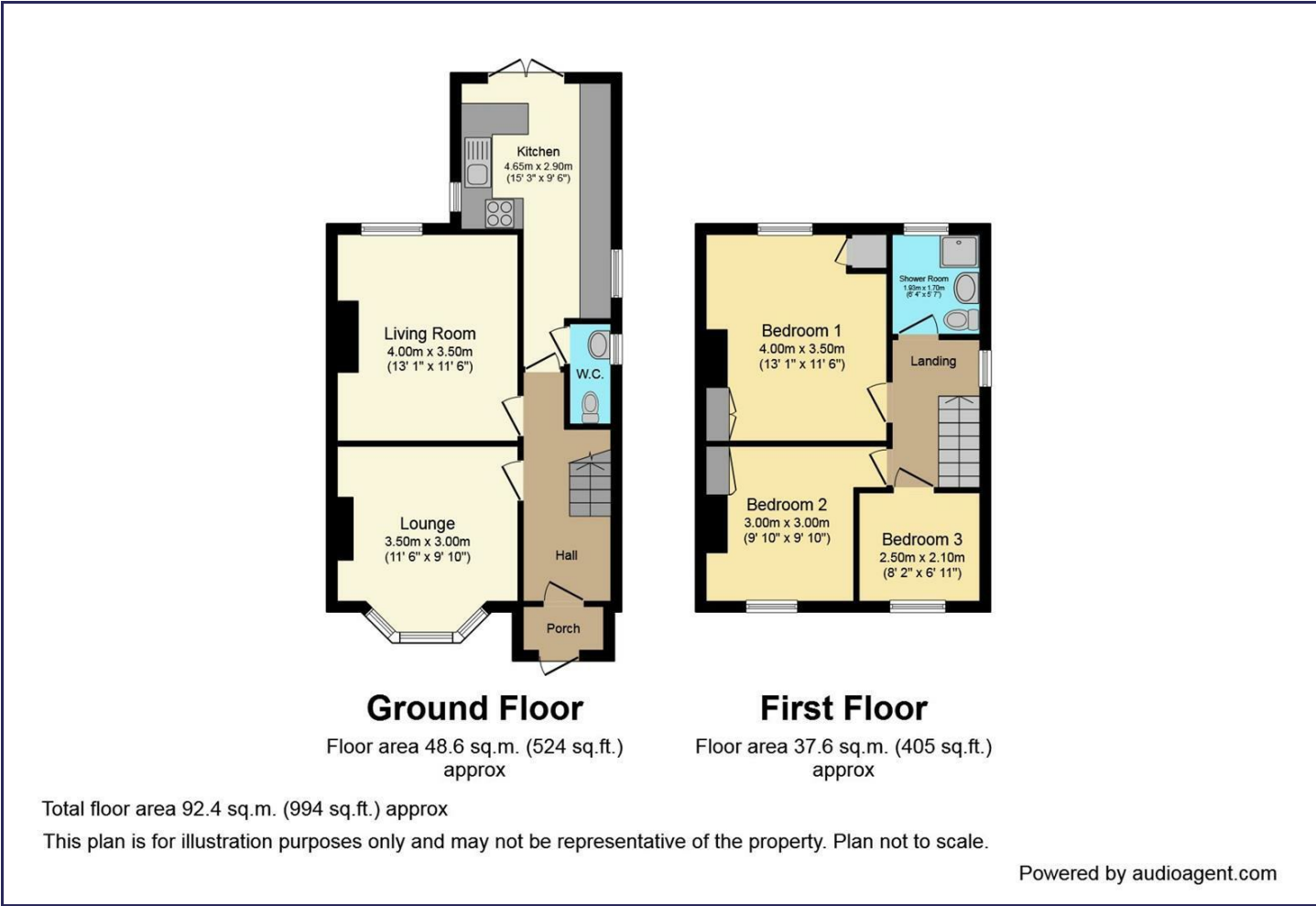
Hybrid Map



Terrain Map



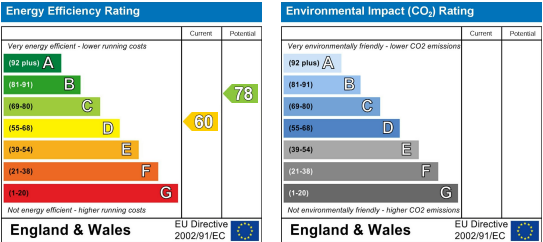
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.