

# Whitakers

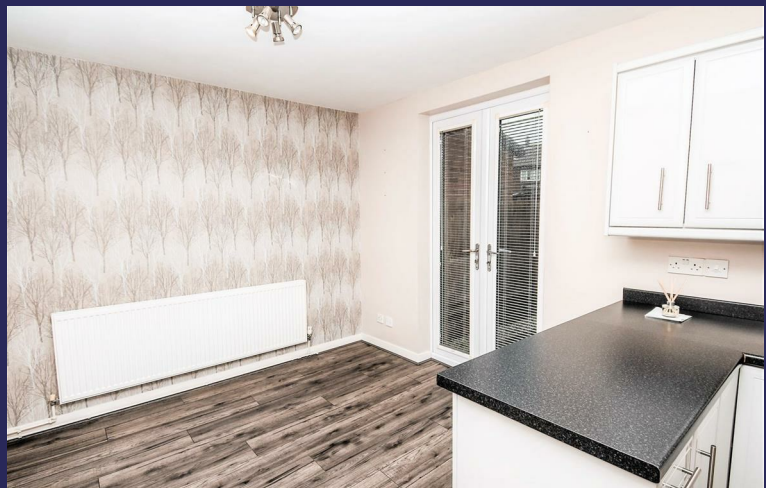
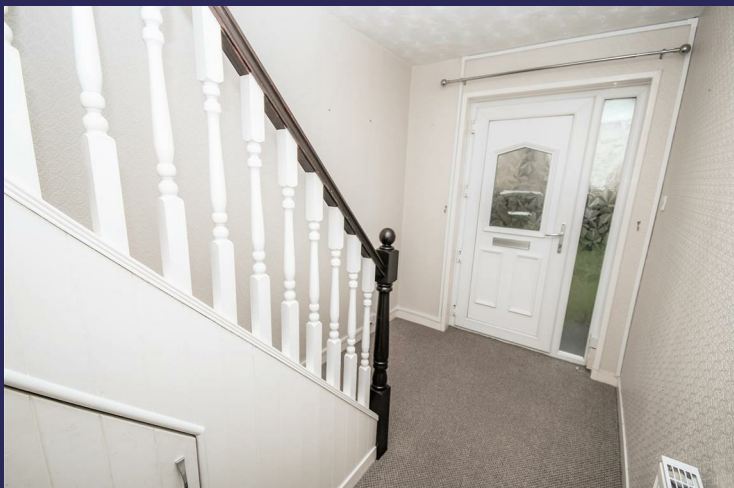
Estate Agents



## 1 The Crescent

Burstwick, Hull, HU12 9EQ

Offers Over £140,000



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## Description

Stunning three bedroom semi-detached house!

Offered to the market with no chain involved, this lovely, spacious home would be perfect for the growing family, investor, or 1st time buyer. Generous front and rear gardens, ample off road parking and detached double length garage. We encourage early viewings to avoid disappointment! Briefly- entrance hall, spacious lounge, kitchen/dining, utility room, cloakroom/WC and to the 1st floor are three bedrooms and the bathroom.

## Entrance Hall

Upvc double glazed entrance door and side window, gas central heating radiator, staircase to the landing off and an under stairs storage cupboard.

## Lounge

14'9" x 10'8" (4.50 x 3.26)

Upvc double glazed window and a gas central heating radiator.

## Dining kitchen

18'3" x 10'8" (5.57 x 3.26)

Upvc double glazed window and double doors leading to the gardens, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops, stainless steel single drainer sink unit and a split level oven and hob.

## Utility Room

9'7" x 9'2" (2.94 x 2.80)

Three Upvc double glazed windows and a side Upvc double glazed entrance door, with fitted base units and worktops, plumbing for an automatic washing machine.

## WC

Low flush WC.

## Landing

Upvc double glazed window, access to the loft space and a storage cupboard.

## Bedroom 1

14'11" x 9'1" (4.56 x 2.77)

Upvc double glazed window to the rear elevation, gas central heating radiator and a large storage cupboard.

## Bedroom 2

12'7" x 11'1" (3.86 x 3.38)

Upvc double glazed window, gas central heating radiator and a storage cupboard.

## Bedroom 3

8'1" x 6'9" max (2.47 x 2.08 max)

Upvc double glazed window, gas central heating radiator and a storage cupboard.

## Bathroom

Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC.

## Gardens

To the front of the property there is lawned garden with a boundary hedge. A gravelled side driveway leads to the garage and the rear of the property where there is a large paved patio and generous sized lawned garden.

## Garage

Double length pre cast concrete garage with an up and over door and side window and access door.

Tel: 01482 877177

Tenure  
Freehold

Council Tax  
East Riding of Yorkshire Council council tax band A

#### Disclaimer

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#### Agents Notes

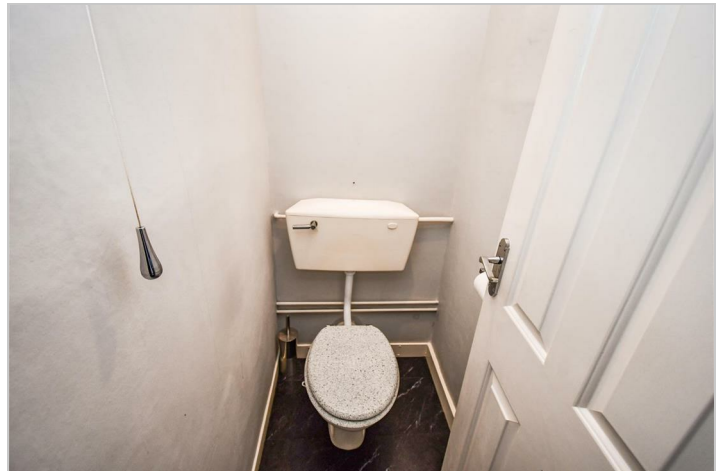
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Valuations

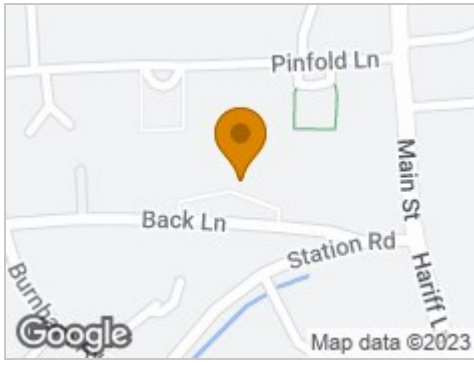
We offer a free sales valuation service, as an

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.

Tenure  
Freehold



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



### Ground Floor

Floor area 53.8 sq.m. (579 sq.ft.) approx



### First Floor

Floor area 42.8 sq.m. (461 sq.ft.) approx

Total floor area 96.6 sq.m. (1,040 sq.ft.) approx

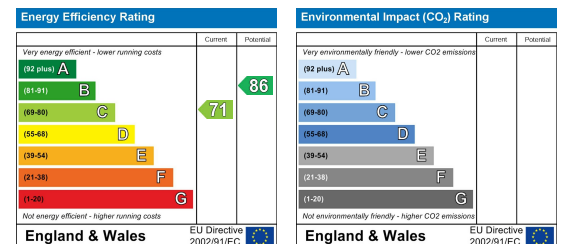
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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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