Whitakers
Estate Agents









4 Church Row, Burstwick, HU12 9ES

Offers Over £155,000

PRESENTING THIS CHARMING TWO BEDROOMED COTTAGE SITUATED IN THE SOUGHT-AFTER VILLAGE OF BURSTWICK. THIS PROPERTY IS PRESENTED IMMACULATELY THROUGHOUT, READY FOR THE NEXT OWNER TO MOVE STRAIGHT IN!

INTERNALLY THE PROPERTY RETAINS THE ORIGINAL BEAMS, PRESERVING THE TRADITIONAL COTTAGE CHARACTER, WITH UMBRIAN STONE FLOORING THROUGHOUT THE GROUND FLOOR, PROVIDING STYLE AND DURABILITY, AND SPACE FOR A LOG BURNER GREAT FOR THE COLDER MONTHS. TO THE FIRST FLOOR PROVIDES TWO DOUBLE BEDROOMS, AND A WELL PRESENTED SHOWER ROOM.

EXTERNALLY, THE PROPERTY HAS A VERSITILE OUTHOUSE, UTILISED AS A UTILITY ROOM AND OFFICE, ALONG WITH THE EXTRA CONVENIENCE OF AN OUTDOOR WC. TO THE SIDE OF THE PROPERTY BOASTS A BRICK BUILD GARAGE, GREAT FOR EXTRA STORAGE. THE PROPERTY ENJOYS WONDERFUL OPEN VIEWS ACCROSS SHEEP GRAZING FIELDS, A LOVELY FEATURE, ESPECIALLY DURING SPRINGTIME.

VIEWING FOR THIS PROPERTY WILL NOT DISSAPOINT AND IS HIGHLY ENCOURAGED!

Lounge



Umbrian stone floor throughout, giving a lovely cottage feel to the property. Space for a log burner, great for the colder months. Compromises of a traditional column style radiator, and UPVC windows to the front aspect.

Lounge



Fitted Kitchen



Cottage style fitted kitchen with an electric hob and integrated sink, with the original ceiling beams throughout the downstairs. UPVC windows to the rear.

Garden



Garden Patio



View Front Elevation



Large low maintenance garden, leading to the outhouse. To the front of the property, provides lovely scenic views to the sheep fields. Great for the spring/summer months.

Bedroom 1



Large double bedroom to the first floor of the property, leading to the shower room. Compromises of a traditional style radiator, 2x UPVC windows to the front aspect, and carpeted throughout.

Shower Room



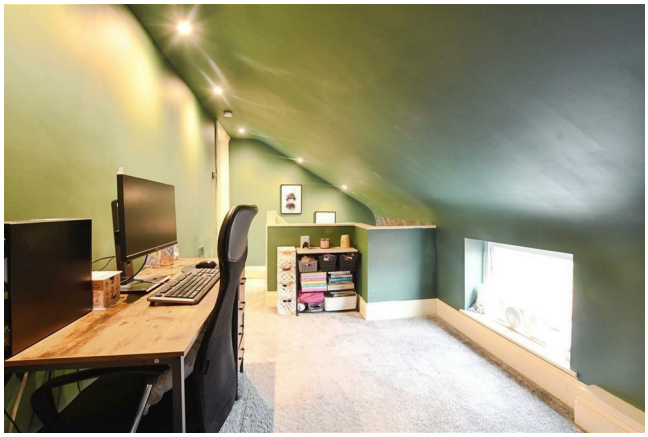
First floor shower room with a vanity sink, well proportioned shower, and a low level WC. Tile flooring and partially tiled walls, and well presented throughout.

Outhouse



Outhouse, currently utilised as a laundry room/office space. lino flooring throughout and an outside WC conveniently placed within.

Bedroom 2



Double bedroom, with carpet throughout and a UPVC window to the rear.

Garage



Well proportioned brick built garage, providing extra storage space.

Outbuild Inside



Rear Garden



East Riding Council
ERYC Council Tax Band A

EPC
EPC Rating D

Tenure
Tenure Freehold

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.

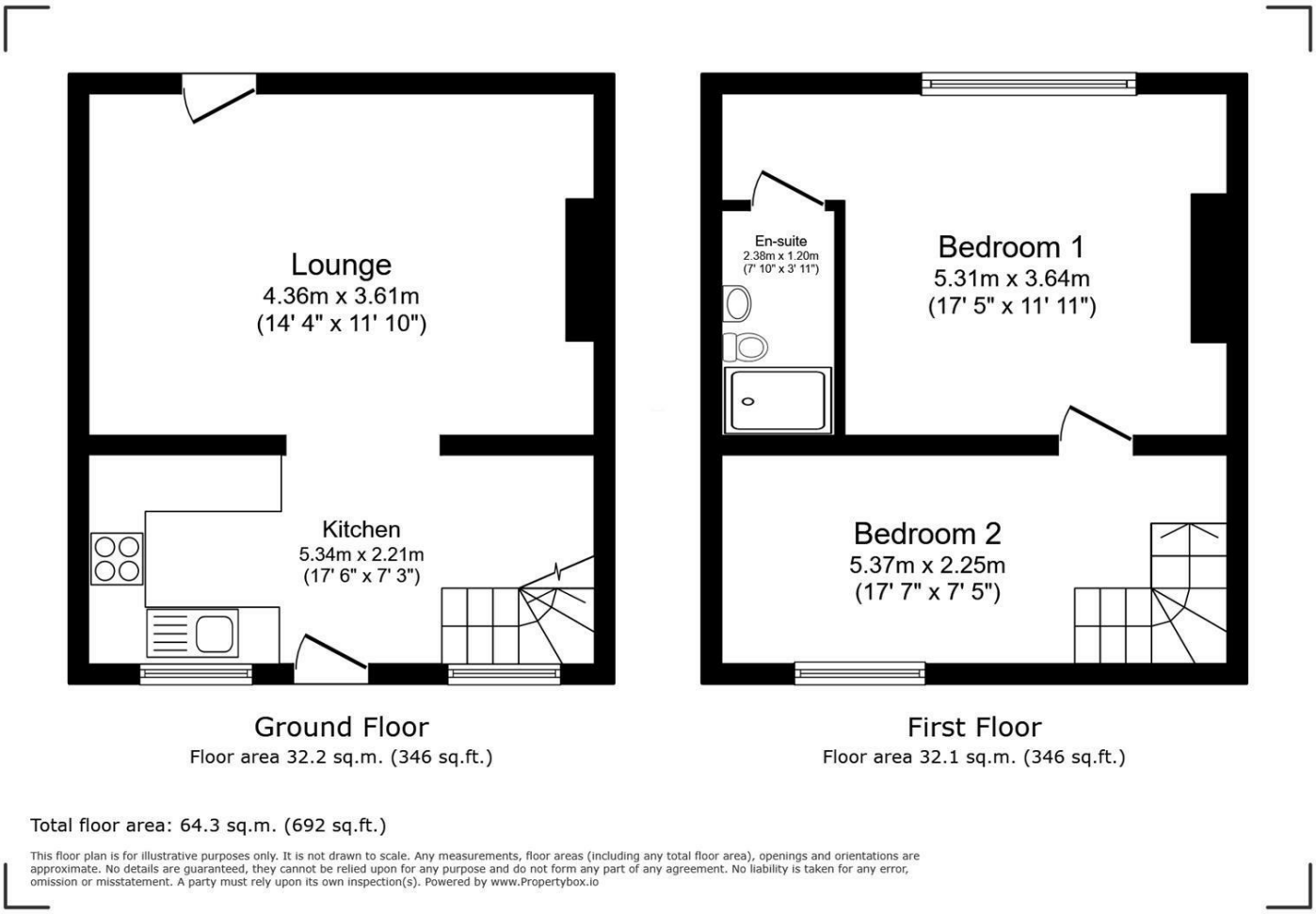
Material Information:
Construction - brick under tile roof
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/O2/Vodafone
Broadband - Basic 16 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

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.

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan



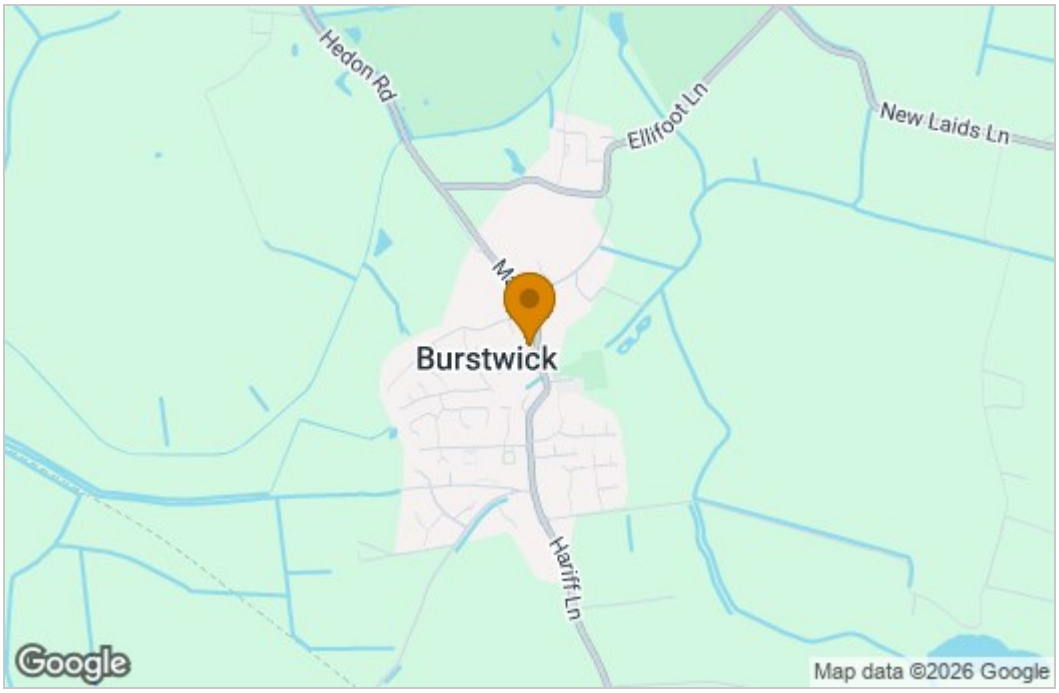
Ground Floor
Floor area 32.2 sq.m. (346 sq.ft.)

First Floor
Floor area 32.1 sq.m. (346 sq.ft.)

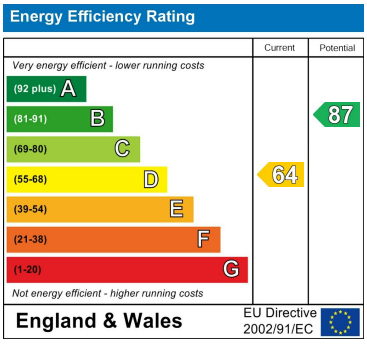
Total floor area: 64.3 sq.m. (692 sq.ft.)

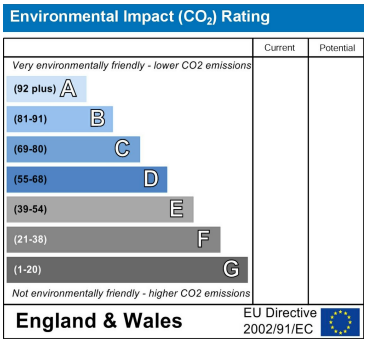
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

3 St. Augustines Gate, HU12 8EU, Hedon, East Riding of Yorkshire, HU12 8EU
Tel: 01482 890111 Email: hedon@whitakers.co.uk https://www.whitakers.co.uk