

Whitakers

Estate Agents



23 Skeckling Close, Burstwick, HU12 9JA

Offers In Excess Of £199,950

This Superb Semi Detached Home offers a TURN KEY OPPORTUNITY, tastefully styled and immaculately presented accommodation. Set within the popular Elm Tree Farm Development in the village of Burstwick. The property is accessed via a canopied front entrance door opening to welcome you in to view the impressive accommodation on offer, to include : A comfortable lounge with feature fireplace and double doors to the fabulous OPEN PLAN DINING KITCHEN with adjoining GARDEN ROOM, creating a wonderful area for entertaining family & friends . There is a UTILITY ROOM and a ground floor W.C .

There are THREE good size BEDROOMS and a modern family BATHROOM to the first floor.

There is an enclosed, family & pet friendly rear GARDEN with raised decking providing the perfect spot for dining "al fresco" A PRIVATE DRIVEWAY provides 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 composite door opens into the hallway, welcoming you in to view the accommodation on offer with stairs taking you up to the first floor and a door into the lounge.

Lounge 14'7" x 11'5" (max) (4.47 x 3.50 (max))



A comfortable lounge, tastefully styled with feature fireplace and walk in bay window to front elevation. Radiator and laminate flooring. Double doors open to the dining kitchen.

Lounge Fireplace

Open Plan Dining Kitchen 17'8" x 9'0" (5.40 x 2.75)



A fabulous open plan layout incorporating the kitchen with Island feature with seating, being open plan to the conservatory/ garden room with space for table & chairs, creating a wonderful area for family gatherings, entertaining family & friends.

Kitchen



A contemporary kitchen with a superb range of fitted units to base and walls with complimentary wood block effect work surface and tiled splashbacks. Built in oven with four ring gas hob and stainless steel extractor hood above. Moulded sink unit with mixer tap & drainer and integrated dishwasher. Space for American Style fridge freezer. Laminate flooring, double glazed window and radiator. A door opens to the side elevation and a further door to the utility room.

Utility Room 5'8" x 5'6" (1.75 x 1.70)

A useful utility room with plumbing for automatic washing machine and space for tumble dryer. Door to W.C.

Ground Floor W.C. 4'2" x 2'6" (1.29 x 0.78)
With toilet and wash basin.

Garden Room



Open from the kitchen the garden room is part brick and Upvc construction with a tiled roof providing a comfortable open plan area that can be used all year round.

Rear Garden



The rear garden is family & pet friendly, mainly laid to lawn with raised decking providing a perfect seating area, ideal for dining "al fresco". Timber fencing to boundaries and attractive shrubbery to borders. Gated access to front elevation.

Bedroom One 12'11" x 9'4" (3.96 x 2.86)



A double bedroom with feature wall covering, double glazed window to front elevation, radiator and laminate flooring.

Bedroom Two 11'6" x 9'10" (3.52 x 3.02)



A further double bedroom with double glazed window and radiator.

Bedroom Three 9'10" x 8'2" (3.02 x 2.50)



Single bedroom with double glazed window, radiator and useful storage cupboard over the staircase.

Family Bathroom 6'5" x 6'3" (1.96 x 1.93)



A modern family bathroom with panelled bath, over head shower and screen. Vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Towel heater and double glazed window. Tiled walls and laminate flooring.

Rear House & Garden



Driveway & Off Road Parking

The driveway provides ample off road parking space for several vehicles.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band B

EPC Rating

TBC

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2/ Three/ Vodafone and EE all okay

Broadband - Basic 11 Mbps/ Superfast 54 Mbps/

Ultrafast 1000 Mbp

Coastal Erosion - No

Coalfield or Mining Area - No

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.

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.

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.

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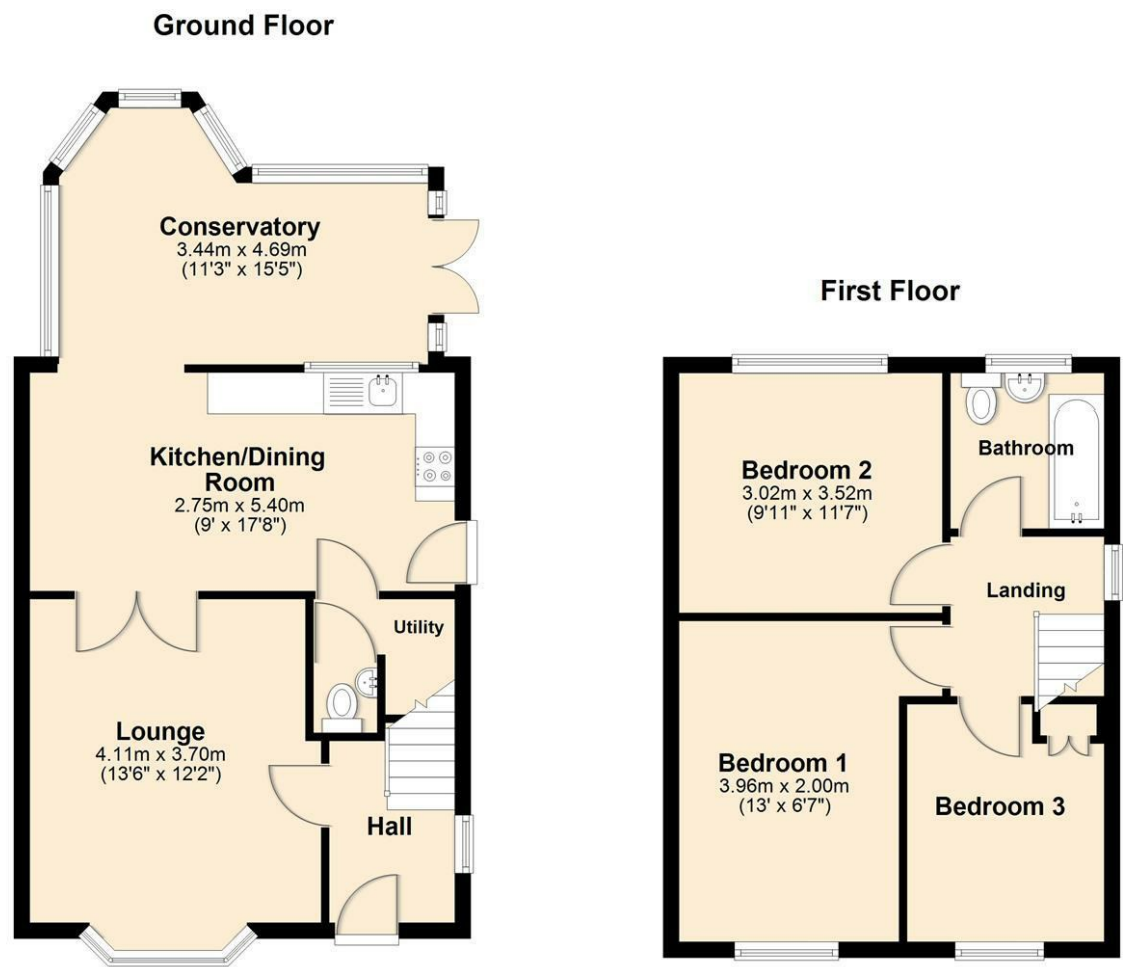
additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

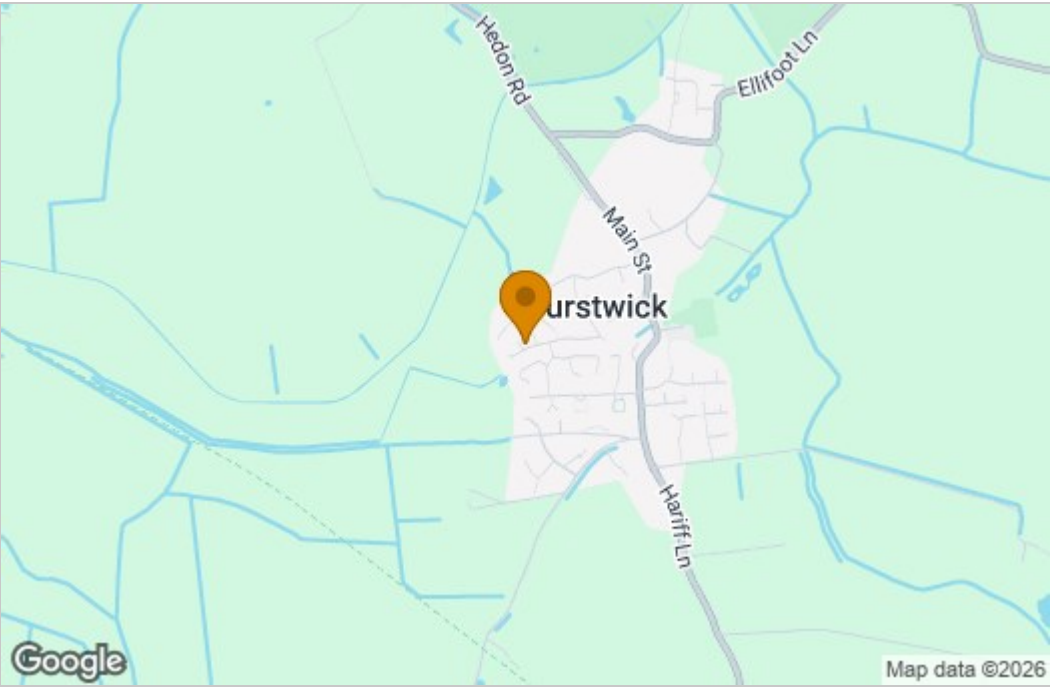
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

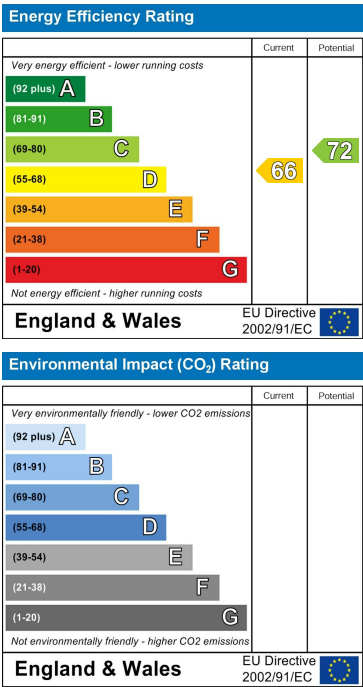


Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

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.