



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Beck Beck Street

£249,950

Easington, HU12 0AR



INDIVIDUALLY DESIGNED HOME WITH NO CHAIN!

This charming property was built in the late 1990's and has all modern conveniences, whilst still offering individual character, built in a cottage style to blend in with the local vernacular, this property really does successfully blend charm with a contemporary twist. Located in an idyllic location, tucked away on a secluded street just off the village square. Presented to a very high standard of finish and benefitting from a remodelled bathroom, this property briefly comprises hallway, cloakroom, large dual aspect lounge with multi-fuel burner, modern fitted kitchen/diner with integrated appliances leading onto a large conservatory, to the first floor are three bedrooms and the bathroom. Outside there are delightful well established gardens, a detached garage and extensive off road parking via a gated driveway.





Hall 14'1" x 5'8" (4.30 x 1.75)

An open fronted brick storm porch gives access into a central hallway via a uPVC glazed entrance door, with a spindled staircase rising to the first floor landing with a storage cupboard below. With laminate flooring, a radiator and access leading through to all ground floor rooms.

Lounge 21'7" x 11'9" (6.60 x 3.60)

Spacious front to back living room with a uPVC window to the front and patio doors to the rear. With laminate flooring, radiator, further vertical feature radiator and an inglenook fireplace housing a multi-fuel burning stove.

WC 7'0" x 3'6" (2.15 x 1.07)

Newly done, ground floor WC fitted with a low level WC and pedestal wash hand basin. With high gloss tiled flooring, a radiator, extraction fan and a uPVC obscured glass window to the rear.

Kitchen/Diner 21'7" x 11'9" narrowing to 9'10" (6.60 x 3.60 narrowing to 3.00)

Modern fitted kitchen with a range of cream shaker units to the base and walls with wooden worktops over and tiled splash backs, inset 1.5 bowl composite sink and drainer with mixer tap, high level electric double oven with a separate five ring gas hob and stainless steel extraction fan over, integrated appliances to include a dishwasher and automatic washing machine, with space to fit an American style fridge freezer. Tiled effect laminate flooring, radiator, dual aspect uPVC windows to the front and a uPVC door opening to the conservatory.

Conservatory 12'3" x 13'1" (3.75 x 4.00)

Of uPVC construction under a pitched roof with French doors opening to the garden along with a further door to the side. With tiled laminate flooring, a radiator and ceiling fan.

Landing

Central landing with a built-in airing cupboard.

Bathroom 8'10" x 6'6" (2.70 x 2.00)

Updated bathroom fitted with a heritage style bathroom suite comprising of a roll top and claw foot bath with telephone mixer shower and glass screen, basin and WC. With wet wall panelling, towel radiator, wooden flooring and an obscured glass uPVC window.

Bedroom One 21'7" x 11'5" excluding wardrobe (6.60 x 3.50 excluding wardrobe)

Dual aspect uPVC window to both the front and rear, two central heating radiators, two ceiling lights and a built-in wardrobes to one wall. (Offers potential to be split into two bedrooms if required).

Bedroom Two 11'9" x 9'10" (3.60 x 3.00)

Second double bedroom with a front facing uPVC window and radiator.

Bedroom Three 9'10" x 7'8" (3.00 x 2.35)

Single bedroom with a uPVC window to the rear aspect, radiator and loft hatch with loft ladder.

Garage 11'9" x 21'11" (3.60 x 6.70)

Sectional garage with a workshop area to the rear with built-in work bench. Metal up and over garage door to the front and a personal door to the side. Two timber windows to the side and rear aspect. With power and lighting laid on.

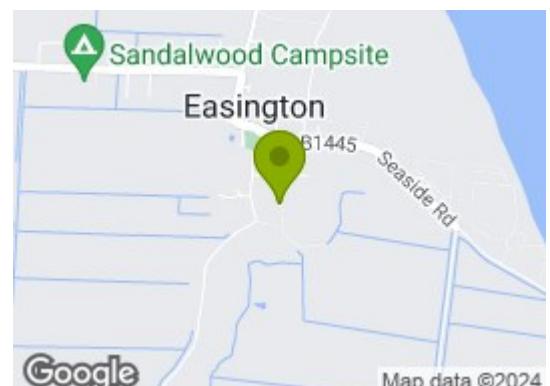
Garden

The property is set back from the roadside screened by a decorative cobble wall with planted grass verge, a five bar gate opens onto a gravelled driveway leading to the garage and continuing across the front of the property to provide off street parking for multiple cars. To the far side of the property is a paved area, mature planted borders and gravelled area seating a greenhouse and storage shed.

Gated access leads down both sides of the property through a private garden to the rear, filled with mature plants and screened by well established trees and shrubbery and enclosed to all sides by fenced boundaries. Stepping out from the conservatory is a large Indian stone patio area leading onto a feature pond and a further gravelled section of garden that wraps back around the far side of the property.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers,



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	84
(81-91)	B	69	69
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services include mains gas, electric and drainage connections.

Council tax band C.

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/give any representation or warranty in respect of the property.

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