



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Burstall Villas

£115,000

Skeffling Hull, HU12 0UY



Offered to the market with vacant possession and no chain involved, this three bedroom semi-detached house presents an excellent opportunity for buyers seeking a renovation project with plenty of potential. Set within a rural village close to the banks of the Humber Estuary, the property is ideally placed for those who enjoy countryside walks and exploring the surrounding region.

Although requiring modernisation, the home offers a solid starting point for anyone working with a limited budget and looking to create a property to their own tastes. With three bedrooms, two reception areas and a sizeable rear garden, there is plenty of scope to improve and personalise the accommodation while potentially adding value.

The ground floor provides a lounge with dual aspect windows, a dining area open plan to the kitchen, a useful utility room extension and a ground floor WC. Upstairs are three bedrooms, two of which benefit from built-in cupboards, together with a shower room.

Outside, the property benefits from off street parking to the front, pedestrian side access and useful external storage, including a wooden shed and adjoining brick-built shed. The rear garden occupies a good size plot and is not overlooked, although it is currently overgrown and will require cutting back to reveal its full potential.

The property is fitted with uPVC double glazing throughout and benefits from heating via an oil-fired combination boiler. With green space to both the front and rear, this is an appealing opportunity for those looking for a project in a peaceful village setting, with the freedom to modernise and improve at their own pace.





The front of the property provides off street parking for multiple vehicles. Pedestrian side access leads alongside the house to the rear, where there is a useful adjoining brick-built shed. Alongside this is a further wooden shed, providing additional practical storage space. The rear garden occupies a good size plot and benefits from green space beyond, meaning the property is not overlooked. The garden is currently overgrown and requires cutting back, but offers plenty of potential for landscaping and creating an attractive outdoor space. Entering through the front door, a small entrance lobby provides access to the first floor via the staircase. The lounge runs from front to rear and benefits from dual aspect windows, together with a central fireplace housing an open grate fire. To the opposite side is the dining area, which is open plan to the rear kitchen. A useful under-stairs cupboard provides additional storage. From the kitchen, a further lobby gives access to

the side of the property and leads into the utility room extension. The utility room houses the oil-fired combination boiler and also provides access to a ground floor WC. The first floor landing gives access to three bedrooms and the shower room. Two of the bedrooms face towards the front of the property and both benefit from built-in cupboards. The third bedroom is positioned to the rear and enjoys views over the garden and surrounding green space. The shower room completes the first floor.

Lounge 16'11" x 11'2" (5.18m x 3.42m)

Dining Room 11'5" x 10'1" (3.5m x 3.08m)

Kitchen 14'9" x 6'4" (4.5m x 1.95m)

Utility 11'7" x 8'7" (3.55m x 2.62m)

Bedroom 1 12'0" x 11'2" (3.67m x 3.42m)

Bedroom 2 11'5" x 8'2" (3.5m x 2.51m)

Bedroom 3 8'5" x 8'2" (2.58m x 2.51m)

Bathroom 8'1" x 4'11" (2.47m x 1.5m)

AGENT NOTES

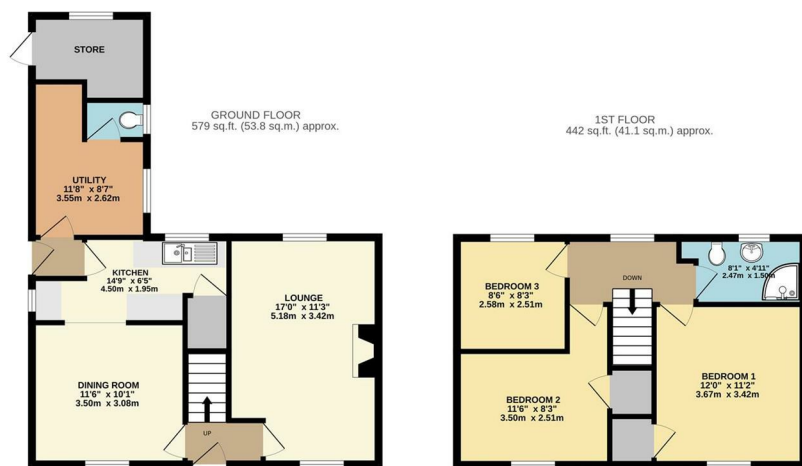
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a oil fired boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

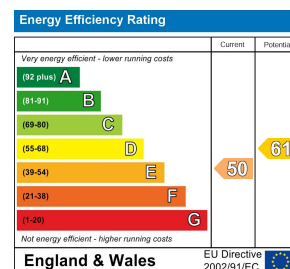
Council tax band A

Drainage is by way of a septic tank.



Energy Efficiency Graph

enure:



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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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