



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Conifers Back Lane

Offers Over £230,000

Burton Pidsea, HU12 9AN



Situated on the edge of this sought after village and facing out over Burton Pidsea village hall and playing field is this well presented three bedroom detached house, finished to a good standard ready for a new owner to move straight into and enjoy. Occupying a good size plot with beautifully maintained gardens to three side along with off street parking and an integral garage, the accommodation briefly comprises: entrance hall, ground floor WC, open plan lounge diner and a modern fitted kitchen with integrated appliances, to the first floor are two double bedrooms, good size third bedroom and the shower room. This lovely home would ideally suit a family looking to put down roots within this sought after village and must be viewed to be fully appreciated!





Entrance Hall

A sliding door opens to an internal entrance porch with a further uPVC door opening into the entrance lobby with stairs rising to the first floor landing, radiator and access leading through to the ground floor WC and lounge.

Ground Floor WC

Tiled ground floor WC with counter top vanity basin and storage.

Lounge 10'4" x 15'3" (3.15 x 4.65)

Open plan through to the dining area with a uPVC window to the front aspect, radiator and a wall mounted electric fire.

Dining Room 10'2" x 9'4" (3.10 x 2.85)

With a floor to ceiling uPVC window to the rear aspect, radiator and access through to the kitchen.

Kitchen 10'2" x 8'10" (3.10 x 2.70)

Modern wooden fitted kitchen units with contrasting black worktops and matching splashbacks, with a larder unit and soft close hinges. Incorporating an integrated dishwasher, high level electric oven and microwave, electric induction hob with extraction fan and a stainless steel sink with drainer. With vinyl flooring, radiator, space for a fridge and with a uPVC window and door to the rear garden.

Landing

Stairs rise and turn onto the landing with a rear facing uPVC window and a built-in airing cupboard.

Bedroom One 12'3" x 11'5" (3.75 x 3.50)

Double bedroom with a bank of fitted wardrobes to one wall, radiator and a front facing uPVC window overlooking the village playing field.

Bedroom Two 8'6" x 11'3" (2.60 x 3.45)

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

Bedroom Three 7'0" x 10'7" (2.15 x 3.25)

Singe bedroom with uPVC window to the front aspect and radiator.

Shower Room 6'6" x 6'10" max (2.00 x 2.10 max)

White suite comprising of a shower cubicle with electric shower, vanity basin and low level WC. With fully tiled walls, towel radiator and a uPVC window.

Garden & Garage 20'2" x 8'10" garage (6.15 x 2.70 garage)

A hard standing driveway gives access to an integral garage and provides off street parking. A laid to lawn garden wraps around the front and side of the property to

an area seating a greenhouse and with raised plant beds. Pedestrian access leads down the far side of the property via a gate and opens into a good size garden at the rear, with deep borders filled with plenty of mature plants that edge a section of lawn and a central pathway meanders down the garden to a secluded paved patio area. With fenced boundaries to all sides and a pedestrian door opening into the rear of the garage.

PARKING

Parking is via the driveway and garage.

MOBILE AND BROADBAND

Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and individual mobile provider coverage, please visit Ofcom checker.

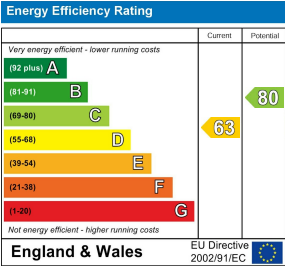
HEATING

Heating and Hot Water are via a gas fired boiler.



Energy Efficiency Graph

Tenure: Freehold



East Riding of Yorkshire Council tax band C.

Services include mains gas, electric and drainage connections.

The property is situated on Back Lane on the South end of the village overlooking Burton Pidsea Village Hall and playfield.

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