



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 Barley Garth

Offers Over £350,000

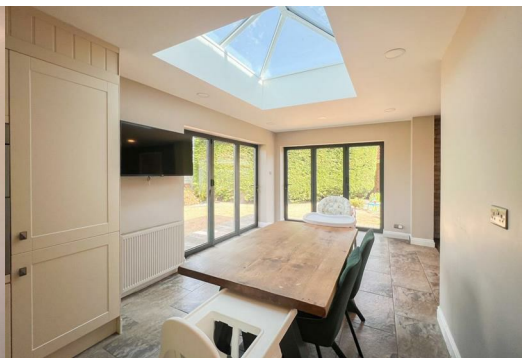
Burton Pidsea, HU12 9AF



Positioned at the end of a small cul-de-sac within the popular village of Burton Pidsea, this detached property offers more space than first meets the eye, with well-proportioned accommodation and a flexible layout suited to a range of buyers.

The ground floor comprises an entrance hallway with cloakroom, a separate lounge, and an open plan kitchen/diner with additional living space, creating a practical area for everyday use. The layout allows for both formal and informal living, with the kitchen/dining area forming a central hub of the home. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom. Each room offers comfortable proportions and scope for a purchaser to update or adapt to suit their own requirements. Externally, the property benefits from a private driveway providing off-street parking for multiple vehicles, leading to a double garage. The rear garden is enclosed, offering a good degree of privacy and space for outdoor seating or family use. A notable feature is the external office/entertainment room, currently set up as a gym and office, providing useful additional space separate from the main house. This could be adapted for a variety of uses depending on individual needs.

Overall, the property has been well maintained and offers a solid opportunity for buyers looking for a spacious home in a village setting, with the potential to personalise over time.





11 Barley Garth offers a great balance of internal space and practical features, making it well suited to a range of buyers, from families to those looking for more flexible living arrangements.

The layout provides clearly defined living areas alongside an open plan kitchen and dining space, allowing for both day-to-day comfort and social use. Upstairs, the three bedrooms offer straightforward accommodation, with the added benefit of an ensuite to the principal room.

Outside, the property continues to deliver, with ample parking, a double garage and an enclosed garden that can be enjoyed with a good degree of privacy. The additional external building, currently used as a gym and office, adds further versatility and could suit a variety of requirements including home working or hobbies.

Set within a cul-de-sac position in the well-regarded village of Burton Pidsea, the property enjoys a quieter setting while still being within reach of local

amenities and surrounding countryside.

Overall, this is a property that offers solid space, a practical layout and the opportunity for a new owner to make it their own over time.

Hall 6'7" x 15'9" (2.01 x 4.81)

WC 2'9" x 6'11" (0.86 x 2.11)

Lounge 18'8" x 13'1" (5.71 x 3.99)

Open plan Kitchen/Diner/Living Room 21'11" x 20'6" (6.70 x 6.27)

Landing

Bedroom One 11'5" x 15'1" (3.50 x 4.60)

Ensuite 6'10" x 4'3" (2.10 x 1.30)

Bedroom Two 9'2" x 12'11" (2.80 x 3.96)

Bedroom Three 9'2" x 10'4" (2.80 x 3.16)

Bathroom 8'2" x 6'2" (2.50 x 1.90)

Office/Entertainment Room 23'11" x 26'2" (7.30 x 8.00)

Garage 17'4" x 16'4" (5.30 x 4.99)

Garden

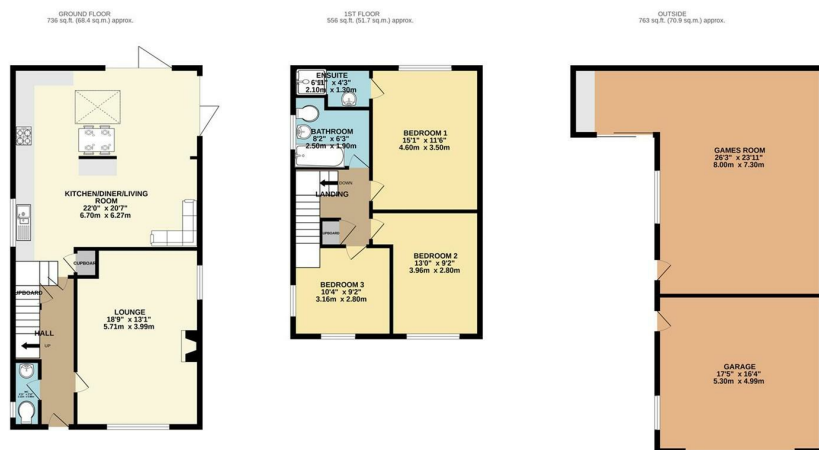
Agent Note

Parking: Off street parking via private driveway and garage.

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

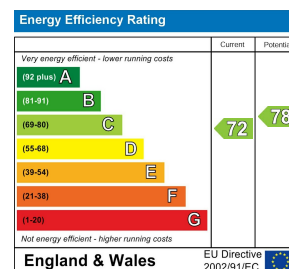
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council Tax: Council Tax band D.



Energy Efficiency Graph

tenure: Freehold



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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

