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1 Wrays Cottages, Main Street, Burstwick, Nr Hull, HU12 9EU

- End Terrace Cottage
- Entrance into Lounge
- Kitchen
- Two Bedrooms and Bathroom
- Requires Improvements Throughout
- Dining Room
- First Floor Landing
- Land Parcel at the Rear

Offers In The Region Of £85,000



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1 Wrays Cottages, Main Street, Burstwick, Nr Hull, HU12 9EU

Two bedroom end terrace house, requiring a scheme of updating and improvements throughout. Main entrance door provides access into the property and lounge area, dining room with access to the kitchen. First floor landing with access to the two first floor bedrooms and bathroom. Additional land parcel at the rear. No forward chain, viewing via Leonards.

Location

The small community of Burstwick has limited amenities which include a primary school, pub and village hall. The property stands on the Main Street, close to the junction with Appleby Lane.

Entrance Into Lounge

13'4" max into recess x 11'11" (4.071m max into recess x 3.643m)

Main front entrance door provides access into the property. Window to the front elevation, radiator and stairs off to the first floor accommodation.

Dining Room

13'11" x 7'5" (4.265m x 2.277m)

Window to the rear elevation and radiator.

Kitchen

6'10" x 11'9" (2.106m x 3.597m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Oven and hob (both not tested). Windows to the side and rear elevations with side entrance door.

First Floor Landing

Radiator and cupboard off with gas fired central heating boiler (not tested).

Bedroom One

10'0" x 11'11" (3.055m x 3.654m)

Window to the front elevation, radiator and access to roof void.

Bedroom Two

10'10" x 7'6" (3.308m x 2.304m)

Window to the rear elevation and radiator.

Bathroom

6'11" x 8'8" (2.124m x 2.655m)

Suite of bath, basin and WC. Window to the rear elevation and radiator.

Outside

The property fronts directly onto to the footpath. To the rear there is a small yard area. There is a right of way across the rear for the neighbouring properties.

Land Parcel

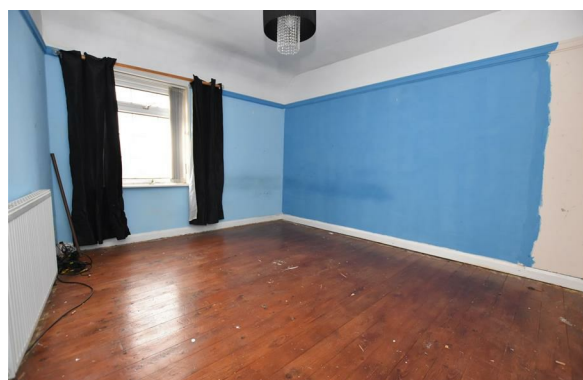
Land parcel at the rear.

Energy Performance Certificate

The current energy rating on the property is D (67).

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number BUR024150000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold. There are two titles registered for this sale. One for the cottage and one for the land parcel at the rear.

Viewings

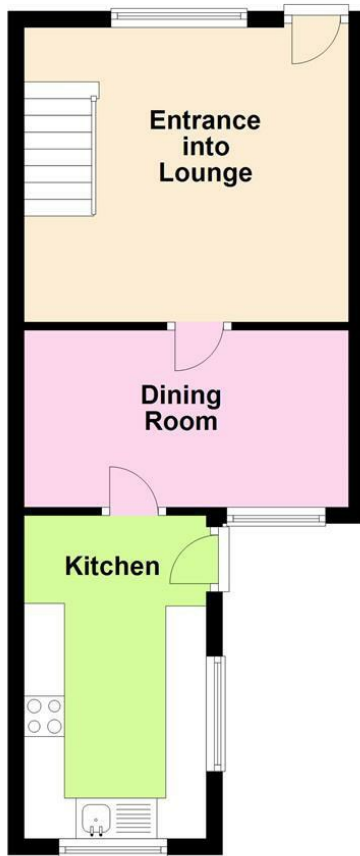
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Ground Floor



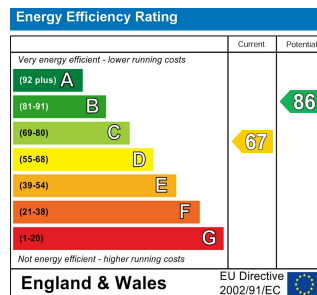
First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

1 Wrays Cottages, Burstwick



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