



**45 Barley Gate, HU17 5NT**  
Offers in the region of £259,950

- Beautifully Appointed • 23ft Lounge & Dining Room Throughout
- Two Ground Floor Bedrooms • First Floor Bedroom with En-Suite
- Modern Kitchen & Bathroom • 16ft Conservatory
- Excellent Parking • Garage
- Attractive Gardens • Energy Rating - D

A beautifully appointed detached bungalow featuring a 16ft conservatory to the rear, modern kitchen and bathroom, and en-suite washroom to the first floor bedroom. Excellent parking, garage and attractive gardens.

#### ACCOMMODATION

The accommodation has uPVC double glazing (to all but the roof lights which are double glazed in hardwood frames). There is mains gas central heating via hot water radiators with electric underfloor heating to the ground floor bathroom and conservatory.

#### ENTRANCE HALL

10'1" x 14'2" overall (3.07m x 4.32m overall) With stairs leading off incorporating storage cupboard under. uPVC entrance door, downlighting to the ceiling and one central heating radiator.

#### LOUNGE & DINING ROOM

23'3" x 11'0" (7.09m x 3.35m) With gas fire set on marble hearth and inset with timber surround. Ceiling cove, four wall light points and two central heating radiators.

#### BREAKFAST KITCHEN

11'10" x 7'6" (3.61m x 2.29m) With a comprehensive range of base and wall units incorporating timber work surfaces and a matching breakfast bar. Inset ceramic style Belfast sink and integrated oven with split level gas hob and cooker hood over. Space for a fridge and freezer, plumbing for a slimline dishwasher and space with plumbing for a washing machine. Hot water tap over the sink, ceramic tiled flooring, one central heating radiator and an open square arch leads to the conservatory.

#### CONSERVATORY

10'10" x 16'11" (3.30m x 5.16m) With a brick base and uPVC double glazed windows with a pitched polycarbonate covered roof with double French doors leading to the garden and underfloor heating to ceramic tiled flooring.

#### BEDROOM 1 (rear)

10'10" x 10'11" (3.30m x 3.33m) With one central heating radiator.

#### BEDROOM 2 (side)

10'11" x 10'11" (3.33m x 3.33m) With downlighting to the ceiling and one central heating radiator.

#### BATHROOM/W.C

5'4" x 6'4" (1.63m x 1.93m) With a modern suite comprising of a panelled bath, hand shower and large rain shower above, pedestal wash hand basin, low level w.c., full height tiling to the walls, down lighting, ladder radiator and ceramic tile flooring with underfloor heating.

#### FIRST FLOOR

#### SMALL LANDING

With an access door leading to a useful under-eaves storage space which is part boarded with light laid on. There is a double glazed Velux roof light to the landing and doorway to bedroom 3.

#### BEDROOM 3

10'7" x 10'2" (3.23m x 3.10m) With a double glazed Velux roof light and gable window. Solid oak flooring and one central heating radiator.

#### EN ENSUITE W.C.

4'9" x 7'1 (1.45m x 2.16m) With a modern suite comprising of a pedestal wash hand basin, low level w.c., part tiling to the walls, tiled floor covering, two feature lights, a double glazed Velux roof light and one central heating radiator.

#### OUTSIDE

The property sits back from the road behind a lawned fore-garden, a number of shrubs and a fenced frontage with a spacious gravelled driveway with a

hot and cold outside tap which leads past the bungalow through a single opening timber gate to a single brick built garage with up and over main door, personal door, power and light laid on.

To the rear is a pleasant garden with a generous patio and lawn beyond, a number of shrubs to borders, a fenced surround and hand gates to either side of the bungalow. There is also an outside cold water tap and external lighting.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band C.



Total area: approx. 106.7 sq. metres (1148.9 sq. feet)



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.