FreeAdsZ.co.uk

3 bedroom semi-detached house for sale, Tofts Road, Barton-Upon-Humber DN18 (13

Location **Yorkshire and the Humber, North Humberside**
https://www.freeadsz.co.uk/x-166371-z

A DELIGHTFUL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET AND PICTURESQUE, TREE LINED CUL-DE-SAC WITH GARAGE AND ENCLOSED REAR GARDEN .....IntroductionA lovely, semi detached property where 50 Tofts Road is located in a sought after area, known as Garden Village, Barton upon Humber. Built circa 1950, its elevated position within a quiet cul-de-sac provides lovely views both to the front and rear. It is a well presented family home with a garden perfect for outdoor entertaining. It briefly comprises of three bedrooms, bathroom, lounge and dining kitchen. THIS FAMILY HOME MUST BE VIEWED TO BE APPRECIATED .....LocationBarton upon Humber is a highly regarded historic market town with quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops, a quiet library and a petrol station. It benefits from having various recreational facilities, which include a cricket pitch, football pitch and leisure centre. Barton upon Humber also benefits from being surrounded by open countryside. There are junior and senior schools within the town, with Baysgarth Comprehensive school, which is a specialist technology college. Barton upon Humber is approximately 8 miles south of Hull, and a short journey away to nearby Brigg, Scunthorpe and Grimsby. The shopping and nightlife of neighbouring towns means you are never far from a faster pace of life, whilst the distinctive churches, wildlife reserves and popular museum of Barton upon Humber allow you to make the most of the quiet life as well. Barton upon Humber benefits from having a train station and is ideally placed for both local and distance travel to Humberside International Airport. It is also conveniently located next to the Humber Bridge with links to the city of Hull, the M62 and the M180 with buses running every half hour.DirectionsFrom Lovelle Estate Agency, 9 King Street, Barton upon Humber, DN18 5ER, turn right onto Chapel Lane and then left onto Vestry Lane. Turn right onto Holydyke and continue to the mini roundabout and turn left onto Ferriby Road. Take the first leftonto Tofts Road, then take the first right into the cul-de-sac where number 50 Tofts Road can be identified by our 'For Sale' board.Particulars Of SaleEntranceEntrance into the property is through a UPVC double glazed entrance door, leading into the entrance lobby.Entrance LobbyThe lobby has coving to the ceiling, staircase to the first floor accommodation, door to the lounge, central heating radiator and a UPVC double glazed window to the side elevation.Lounge (4.38m x 4.54m (into bay) (14'4" x 14'11" (into ba)The heart of this, light and airy, lounge is the inglenook style fireplace with a wooden, solid beam mantle, brick surround and hearth housing the living flame, wood burning effect, gas fire. Coving to the ceiling, ceiling rose, two central heating radiators and a UPVC double glazed walk-in bay window to the front elevation. Laminate flooring and television point. Door leading to the dining kitchen.Dining Kitchen (2.71m x 4.91m (8'11" x 16'1"))This lovely dining kitchen has a comprehensive range of base units with contrasting work surfaces and contemporary splashback tiling, stainless steel sink and drainer with mixer tap. Space for a tall American style refrigerator, plumbing for an automatic washing machine, four ring gas hob and an integral gas oven. UPVC double glazed window and obscure glazed door to the rear elevation. Two doors off the kitchen provide storage facilities, one housing the under stairs cupboard which has space and plumbing for a gas central heating boiler. Tile other wall with shelving housing a UPVC double glazed window to the side elevation. Ceramic tiled flooring and coving to the ceiling.Additional InformationFirst Floor Accommodation.Landing.A staircase leads from the ground floor to the first floor landing which has a UPVC double glazed window to the side elevation and coving to the ceiling. Doors to three bedrooms and the bathroom.Bedroom One (3.38m x 3.61m (11'1" x 11'10"))This double sized bedroom with UPVC double glazed window and views to the front elevation. Central heating radiator and built-in storage facility. Access to the loft.Bedroom Two (3.08m x 3.11m (10'1" x 10'2"))This bright, double sized bedroom has spotlighting to the ceiling, a UPVC double glazed window to the rear elevation with views over the wonderful garden and coving to the ceiling. Central heating radiator and a built-in storage area. Television point.Bedroom Three (2.41m x 2.51m (7'11" x 8'3"))With dual aspect, enabling picturesque views of the cul-de-sac, this single room has UPVC double glazed windows to the front and side elevations. Central heating radiator.Bathroom (2.59m x 1.66m (max) (8'6" x 5'5" (max)))The bathroom has a three piece white suite incorporating a bath tub with glass shower screen and shower attachment over, push button, close coupled, WC and pedestal wash hand basin. Ceramic tiling to the walls. Ventilation extraction fan and a UPVC double glazed obscure window to the rear elevation. Chrome towel radiator.Outside The PropertyRear ElevationAs you step outside the property there is a concrete patio extending to a raised decking area, which is fabulous for outdoor entertaining. This continues on to a manicured lawn with a further elevated decking area

3 bedroom semi-detached house for sale, Tofts Road, Barton-Upon-Humber DN18 https://www.freeadsz.co.uk/x-166371-z

to the rear of the garden where two timber constructed garden sheds are situated. This garden benefits from a neat, enclosed utility area together with a timber constructed dog kennel and run. The garden is enclosed with privet hedging and a path and gate lead to the front of the property with access to the garage.Garage (2.52m x 5.5m (8'3" x 18'1"))A single garage with power, lighting and an up and over door. Personnel door and wooden window to the side elevation.Front ElevationTo the front of the property is a concrete driveway which leads up to the garage. The front garden is enclosed by Privet hedging with a barked laid border and a concrete path taking you to the front door.ViewingsBy appointment with the sole selling agents Lovelle Estate Agency, telephone .We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.Mortgage AdviceBudgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on .Local AuthorityThis property falls within the geographical area of North Lincolnshire County CouncilAgent's NoteThese particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.SKB Estates Ltd T/A Lovelle Estate AgencyYou may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

01652 638106