

# TO LET

## FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



**Skeckling Close, Burstwick, HU12 9JA**

**£795 pcm**

- **Three Bed Semi Detached**
- **UPVC DG & CH**
- **Modern Decor**
- **Garden**
- **Off street Parking**
- **BOND: £795**

Frank Hill & Son are pleased to welcome to the rental market this lovely three-bedroom semi-detached family home in the village of Burstwick. This modern home is situated on a quiet cul de sac and has a lovely enclosed garden with off-street parking.

The property briefly consists of a lounge, kitchen diner, and patio doors to the secure garden. The first floor has two double bedrooms, a single bedroom, and a family bathroom.

Burstwick is situated a few miles from Hedon and also only a fifteen-minute drive to Withernsea, it has a good local primary school, a popular pub, and good community groups.

Available September.

Bond £795



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### **Living Room**

4.00m x 3.40m (13' 1" x 11' 2") With modern decor, laminate flooring and gas fire with surround.

### **Kitchen Diner**

9.40m x 3.10m (30' 10" x 10' 2") Open plan kitchen diner, tastefully decorated, with patio doors leading out to the garden and side access to the driveway. Fitted out with a comprehensive range of base and wall units, space for a cooker, washer and fridge freezer

### **Landing**

Carpeted throughout, providing useful storage cupboard and access to the bedrooms and family bathroom.

### **Master Bedroom**

4.00m x 3.00m (13' 1" x 9' 10") Master double bedroom fitted with easy access wardrobes, neutrally decorated and carpet flooring.

### **Bedroom 2**

3.00m x 3.30m (9' 10" x 10' 10") second Double bedroom, Upvc double glazed window overlooking the garden, radiator and carpet flooring

### **Bedroom 3**

2.40m x 2.20m (7' 10" x 7' 3") Single Bedroom with carpet flooring and useful storage cupboard

### **Bathroom**

1.90m x 1.90m (6' 3" x 6' 3") White bathroom suite with WC, WHB, bath and overhead shower.

### **Outside**

Corner plot garden with grass area and enclosed off street parking. Parking also available off street at the front of the property

### **Additional Information**

COUNCIL TAX/BUSINESS RATES Internet enquiries via East Riding of Yorkshire Council rate this as Council Tax Band B ENERGY PERFORMANCE CERTIFICATE Awaiting new certificate SERVICES Mains Water, Electricity & Drainage are believed to be connected. MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture. VIEWING- STRICTLY BY APPOINTMENT ONLY

