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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Hawk New Holland Road
Barrow Upon Humber
DN19 7EF

Offers in the Region Of £415,000

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Property Description

Occupying a generous plot in the highly sought after town of Barton-upon-Humber, this versatile three bedroom detached home presents an exciting opportunity for buyers seeking a property where the majority of the significant investment has already been undertaken. Extensive improvement works have been completed with a focus on enhancing the property's energy efficiency and future running costs, leaving primarily cosmetic and finishing touches for the next owner to complete. The property has benefited from substantial upgrades including full internal wall insulation, replacement windows, a new boiler, new pipework throughout and the installation of a gas tank, all contributing towards improving the property's EPC rating and overall efficiency. The accommodation comprises a comfortable lounge, a spacious kitchen-diner, three bedrooms and a family bathroom. In addition, two areas have been designed to accommodate en-suite facilities, offering the potential for two of the bedrooms to enjoy private bathrooms once completed. Externally, the property truly comes into its own. Set within a substantial plot, it benefits from ample off-road parking, a range of useful outbuildings and a paddock, making it ideal for those seeking space for hobbies, equestrian pursuits, smallholding opportunities, storage or potential further

development, subject to any necessary consents. Further enhancing the appeal are a selection of stables, a working ménage requiring minimal maintenance, and a generous 12m x 12m chicken pen and coop. Offering an exceptional blend of lifestyle potential and value, this is a rare opportunity to acquire a property where the costly structural and energy efficiency improvements have already been completed, leaving the new owner free to add the final touches and create a home tailored to their own tastes and requirements.

Lounge

8' 7" x 11' 8" (2.61m x 3.55m)

Dining room

11' 11" x 15' 6" (3.63m x 4.72m)

Kitchen

8' 10" x 21' 9" (2.69m x 6.62m)

Utility room

7' 10" x 10' 11" (2.39m x 3.32m)

Bedroom 1

11' 6" x 13' 10" (3.50m x 4.21m)

En-suite

0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom 2

9' 2" x 11' 1" (2.79m x 3.38m)

En-suite

4' 6" x 5' 1" (1.37m x 1.55m)

Bedroom 3

11' 6" x 13' 10" (3.50m x 4.21m)

Bathroom

9' 1" x 10' 0" (2.77m x 3.05m)

Exterior

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice

on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

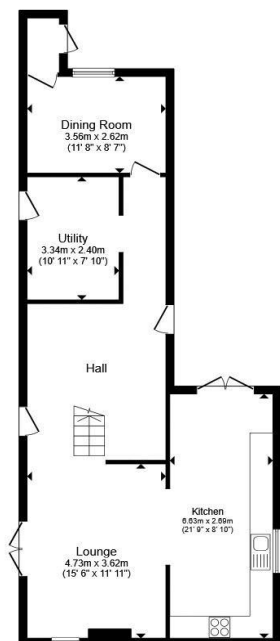
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



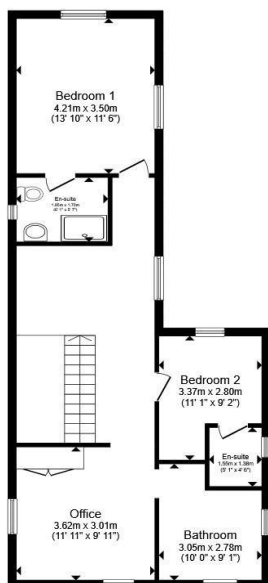


Monday to Friday
Saturday
Sunday

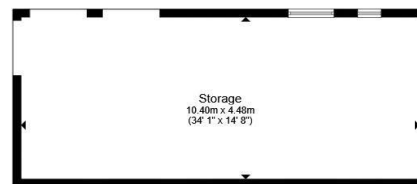
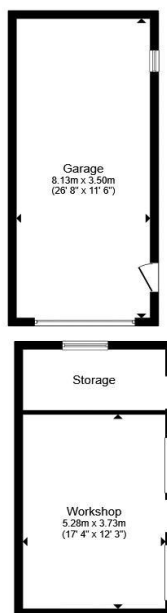
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor



Outbuilding

Total floor area 177.1 m² (1,907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		