





4 Harvest Rise, Barrow-Upon-Humber

£160,000 Freehold

HIGHLY DESIRABLE MODERN SEMI-DETACHED HOUSE • IDEAL FIRST TIME BUY • CUL-DE-SAC VILLAGE LOCATION • 2 SIZEABLE BEDROOMS • MAIN LOUNGE & REAR C
FAMILY BATHROOM • LOW MAINTENANCE GARDEN • OFF ST
RECOMMENDED

paul fox
the family estate agents

Modern 2-bed semi in Barrow-Upon-Humber. Lounge, kitchen diner, conservatory, bathroom, driveway for 2 cars, low maintenance garden. Gas central heating, double glazing. Cul-de-sac location.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- HIGHLY DESIRABLE MODERN SEMI-DETACHED HOUSE
- IDEAL FIRST TIME BUY
- CUL-DE-SAC VILLAGE LOCATION
- 2 SIZEABLE BEDROOMS
- MAIN LOUNGE & REAR CONSERVATORY
- MODERN KTCHEN DINER
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- OFF STREET PARKING
- VIEWING COMES HIGHLY RECOMMENDED







Main Living Room
16' 11" x 12' 3" (5.16m x 3.73m)
With a front uPVC double glazed window, a side composite double glazed entrance door, attractive oak style laminate flooring, wall to ceiling coving, a feature electric log effect modern fireplace, single flight staircase leads to the first floor accommodation with open spell balustrading and an internal hardwood glazed door allows access to;



Modern Fitted Kitchen
8' 9" x 12' 3" (2.67m x 3.73m)
With a side uPVC double glazed and twin rear hardwood glazed doors leads to the conservatory. The kitchen includes a range of modern matte fronted grey low level units, drawer units and wall units with stainless steel pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with drainer to the side and block mixer tap, plumbing for a washing machine, integral Neff electric oven with four ring Cooke and Lewis gas hob with overhead chrome canopied extractor fan with splash back, integral fridge freezer, attractive cushioned flooring and a vertical wall mounted radiator in gun metal grey.





Conservatory
11' 3" x 8' 1" (3.43m x 2.46m)
With a hipped and pitched polycarbonate roof, dwarf bricked walling, tiled effect vinyl flooring, TV input, surrounding uPVC double glazed windows and a side uPVC double glazed door allows access to the garden.



First Floor Landing
Provides loft access, a built-in airing cupboard and internal doors allowing access off to;

Master Bedroom 1
8' 10" x 12' 2" (2.70m x 3.70m)
With a rear uPVC double glazed window and a bank of fitted wardrobes with mirrored fronts.

Front Double Bedroom 2
8' 10" x 12' 4" (2.70m x 3.76m)
Has a front uPVC double glazed window, wall to ceiling coving and TV input.





Main Bathroom
7' 8" x 5' 7" (2.34m x 1.70m)
With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath with overhead chrome mains shower with tiled splash backs and folding glazed screen, pedestal wash hand basin and a low flush WC, a wall mounted chrome towel heater, cushioned flooring and extractor fan.



Grounds
The rear garden is low maintenance with secure fencing and mainly gravelled topped with a storage shed. A side gate leads out to the block paved driveway which provides off street parking for a number of vehicles. The front enjoys a gravelled top garden with planted small shrubs.







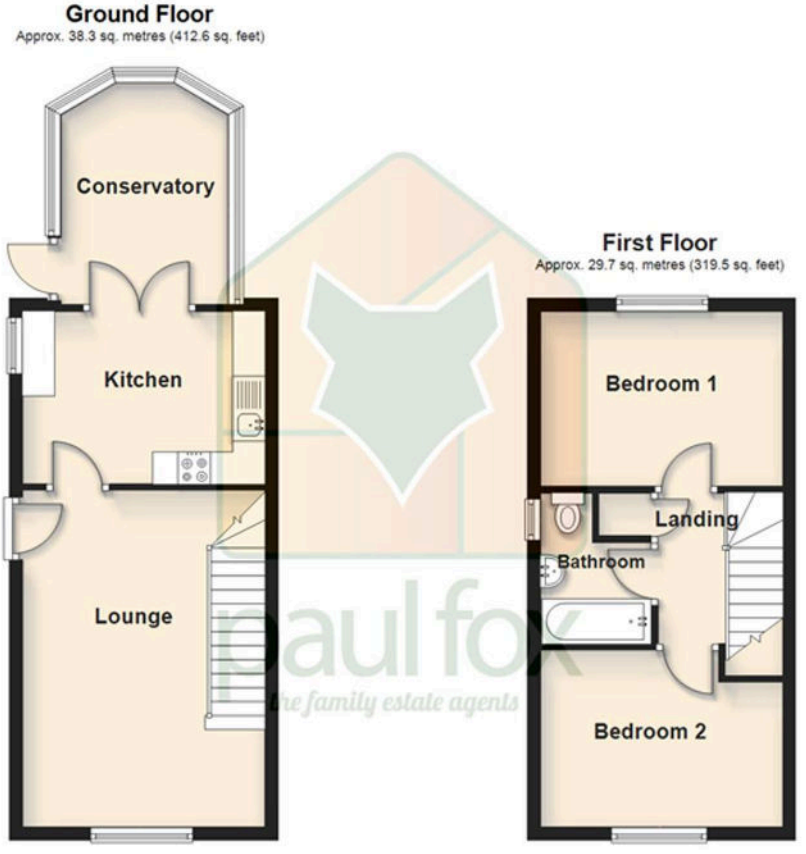








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