



## 90 Maltkiln Road, Barton-Upon-Humber

£210,000 Freehold

SPACIOUS SEMI-DETACHED FAMILY HOME • GENEROUS LOUNGE & CONSERVATORY • MODERN OPEN PLAN KITCHEN DINER • UTILITY ROOM • THREE SIZABLE BEDROOMS • CONTEMPORARY BATHROOM SUITE & EN-SUITE SHOWER ROOM • ENCLOSED REAR GARDEN • AMPLE OFF ROAD PARKING • USEFUL STORAGE SHED



Well presented throughout, this spacious three-bedroom semi-detached home offers an excellent opportunity for a wide range of buyers and would be ready for its new owners to move straight into. The property has benefitted from a number of recent improvements, including a stunning en-suite shower room and contemporary family bathroom suite, while still offering generous and versatile living accommodation throughout.

Ideally positioned within the popular market town of Barton-upon-Humber, the home is conveniently located for a wide range of local amenities including shops, schools, leisure facilities and transport links, with the Humber Bridge also providing excellent access to Hull and the surrounding areas.

The accommodation briefly comprises a welcoming entrance hall with two useful storage cupboards, a spacious lounge, modern open-plan kitchen diner, separate utility room and a generously sized conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, all serviced by a stylish contemporary family bathroom suite, with the impressive master bedroom further benefitting from its own modern en-suite shower room.

Externally, the property enjoys an attractive hedge boundary opening onto a lawned frontage, with a gravelled driveway to the side providing ample off-road parking and access to a useful storage shed. The enclosed rear garden is a fantastic size and offers an excellent space for families and entertaining, featuring a paved patio seating area which leads onto a generous lawn, with established borders and an additional storage shed positioned to the rear.

Viewings are highly recommended to fully appreciate the space, presentation and accommodation this lovely family home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



#### Entrance Hall

15' 11" x 5' 9" (4.86m x 1.76m)

#### Lounge

14' 6" x 10' 8" (4.42m x 3.26m)

#### Utility Room

7' 7" x 4' 9" (2.32m x 1.46m)

#### Kitchen/Diner

16' 10" x 10' 4" (5.12m x 3.14m)

#### Conservatory

13' 7" x 9' 8" (4.13m x 2.95m)

#### Bedroom 1

15' 3" x 10' 8" (4.64m x 3.26m)

#### En-suite

8' 11" x 5' 5" (2.71m x 1.64m)

#### Landing

#### Bedroom 2

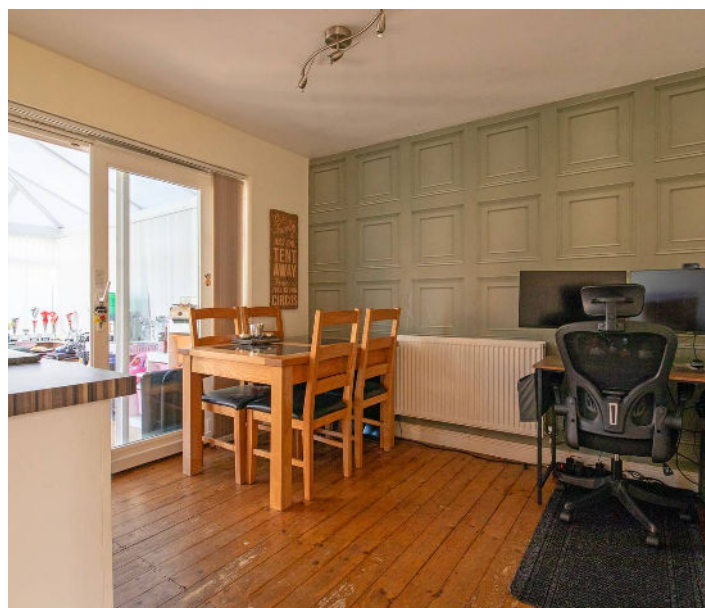
9' 8" x 7' 5" (2.94m x 2.26m)

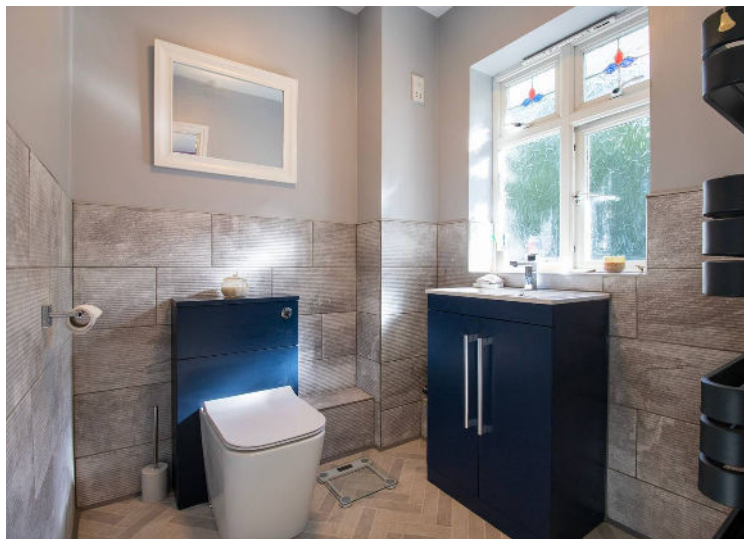
#### Bedroom 3

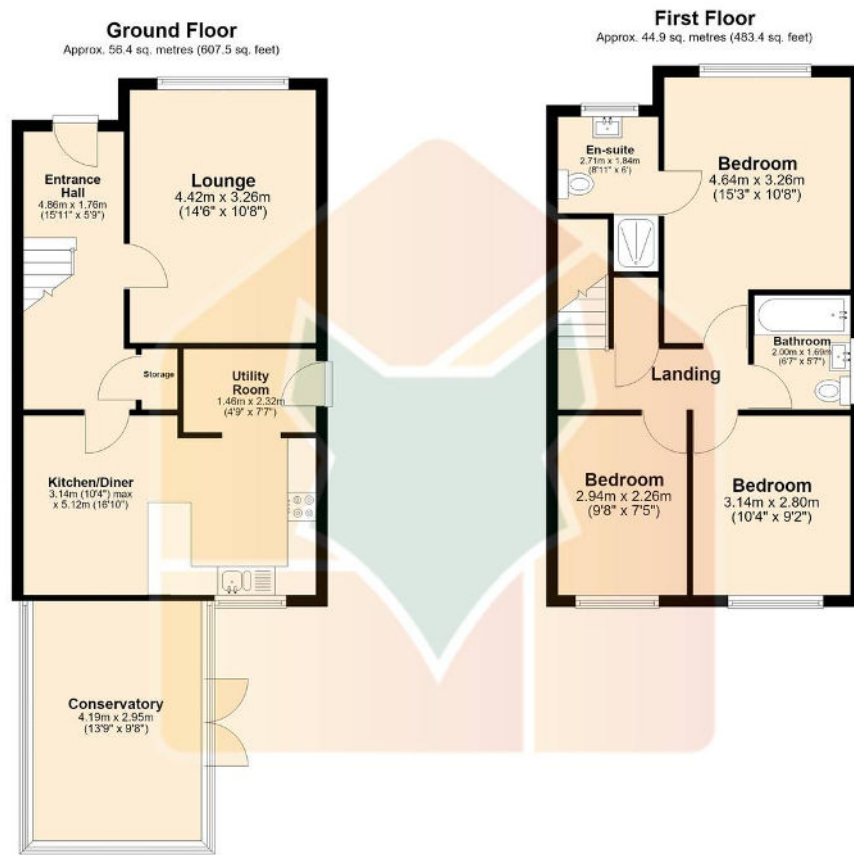
10' 4" x 9' 2" (3.14m x 2.80m)

#### Bathroom

6' 7" x 5' 7" (2.00m x 1.69m)







Total area: approx. 101.4 sq. metres (1090.9 sq. feet)



## Paul Fox Estate Agents

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