



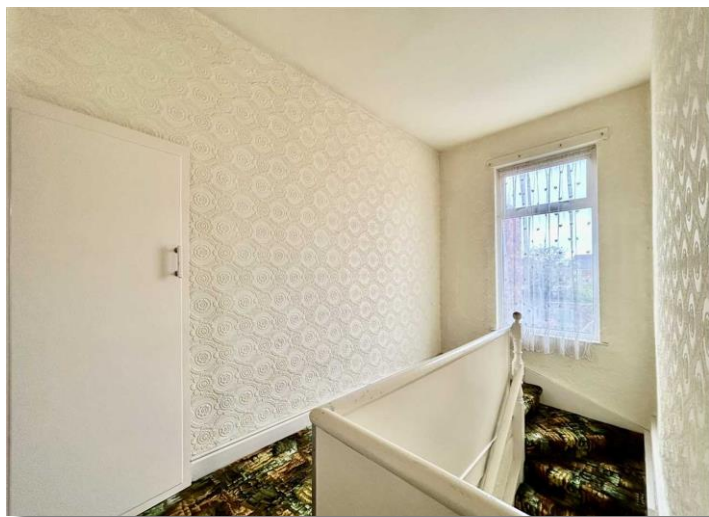
2 Far Ings Road, BARTON ON HUMBER, DN18

New £99,950



- In Need of Modernisation
- Well Proportioned Rooms
- Double Glazing
- Large Garden
- MUST BE VIEWED!
- Fantastic investment Opportunity
- Gas Central Heating
- Private Access to Rear Garden
- No Onward Chain

EXCELLENT FIRST TIME PURCHASE & INVESTMENT PROPERTY. Bell Watson are pleased to market for sale this excellent THREE DOUBLE BEDROOMED mid terrace property. The property enjoys traditional high ceilings and deep skirting boards with fantastic sized rooms throughout. Having huge potential this property is in need of modernisation and briefly comprises, porch, hallway, two reception rooms, kitchen and bathroom to the ground floor with the first floor providing three great sized bedrooms. There is a private passageway leading to a hardstanding courtyard and rear garden with timber shed and brick outhouses.



LOCATION

Situated close to the many amenities Barton upon Humber has to offer, including local shops, post office, primary and secondary schools, selection of restaurants and public houses and sports facilities. This popular market town is situated close to the Humber bridge, A18 and M180. Being 6 miles distant of the city Kingston upon Hull (UK's Capital of Culture 2017).

ACCOMMODATION

Arranged over two floors.

ENTRANCE HALL 2.73m (8' 11") x 1.64m (5' 5")

Enter the property via the uPVC double glazed front door into a porch with additional timber door to the hallway. There is a pendant light to the ceiling, a central heating radiator, stairs to the first floor and carpeted floor coverings.

FRONT RECEPTION ROOM 3.70m (12' 2") x 3.64m (11' 11")

Having a uPVC double glazed window, a pendant light to the ceiling, an electric fireplace, a central heating radiator and carpeted flooring.

DINING ROOM 4.63m (15' 2") x 3.63m (11' 11")

Having a pendant light to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and carpeted flooring. There is a large under stairs walk in cupboard with timber framed window and shelving.

KITCHEN 3.91m (12' 10") x 2.27m (7' 5")

A galley style kitchen provides a range of solid wood wall and base units with counter tops and tiled splash backs. There is space for a free standing cooker with built in extractor over, an under counter recess with plumbing for a washing machine, fridge and freezer. A stainless steel sink sits under a uPVC double glazed window with courtyard outlook. There is a strip light to the ceiling, a central heating radiator, cushion flooring and external door to the rear courtyard.

BATHROOM 2.58m (8' 6") x 2.07m (6' 9")

Providing a bath with electric shower over and tiled surround, a vanity sink, a uPVC obscure double glazed window, a pendant light to the ceiling, a central heating radiator and cushion flooring. There is a separate WC off the bathroom with timber framed obscure window, a low flush toilet, a pendant light to the ceiling, a central heating radiator and cushion flooring.

FIRST FLOOR LANDING

Climb the carpeted stairs to the first floor landing with uPVC double glazed window to the rear elevation and a pendant light to the ceiling.

BEDROOM ONE 3.68m (12' 1") x 3.66m (12' 0")

With a uPVC double glazed window to the front elevation, a central heating radiator, a pendant light to the ceiling and carpeted flooring.

BEDROOM TWO 4.13m (13' 7") x 3.66m (12' 0")

Having a uPVC double glazed window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring. There is a built in cupboard housing the modern Ideal combination boiler.

BEDROOM THREE 3.65m (12' 0") x 2.77m (9' 1")

A double third bedroom having a uPVC double glazed window to the front elevation, a central heating radiator, a pendant light to the ceiling and carpeted flooring.

OUTSIDE

A private timber gate provides access to the rear courtyard and garden which is fully enclosed via fencing and mainly laid to lawn. There is a large timber shed and two brick built stores to the back of the property.

FIXTURES AND FITTINGS

Light fittings and flooring coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electric, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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