

Dee Atkinson & Harrison

Approximate total area*
712.9 sq ft
65.23 sq m

Excluding balconies and terraces

*While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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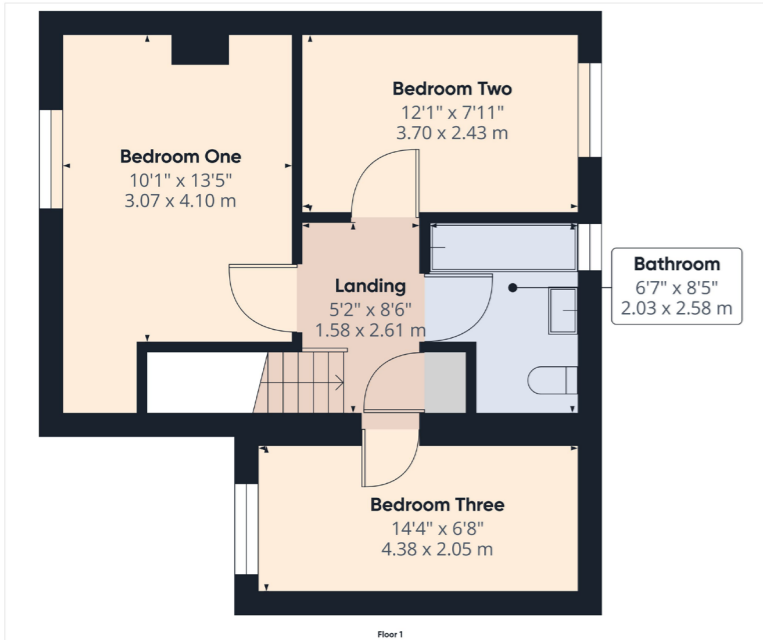
Dee Atkinson & Harrison

Approximate total area*
443.45 sq ft
41.2 sq m

Excluding balconies and terraces

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Approximate total area*
443.45 sq ft
41.2 sq m

Excluding balconies and terraces

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Asking Price £235,000 **Yew Tree Cottage, Main Street, Lissett, YO25 8PY**

SERVICES
Electric heating throughout, mains water and sewerage.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 3'5 (1.06m) x 5'10 (1.79m)
 Door to the front aspect with stain glass window, coving, stairs leading to the first floor, vinyl flooring, wall mounted electric heater and power points.

LOUNGE- 12'1 (3.70m) x 13'5 (4.10m)
 Cosy lounge with window to the front aspect, coving, dado rail, open fire with brick surround and hearth, fitted carpets, wall mounted electric heater, TV point and power points.

DINING ROOM- 9'11 (3.04m) x 7'7 (2.33m)
 Double doors to the rear aspect, coving, dado rail, fitted carpets, wall mounted electric heater and power points.

SUNROOM- 11'11 (3.65m) x 13'11 (4.27m)
 Fantastic addition to the property over looking the garden with bi-fold doors to the rear aspect, sky light, inset spotlights, tiled flooring, wall mounted electric heaters and power points.

KITCHEN/BREAKFAST ROOM- 10'0 (3.05m) x 9'1 (2.78m)/14'1 (4.31m) x 6'9 (2.07m)
 Open plan space with window to the rear aspect, door to the front aspect leading to the driveway, coving, understairs storage cupboard, tiled splash back, one and a half bowl ceramic sink with drainer unit, space for fridge/freezer, integrated wine fridge, eye-level electric oven and microwave, electric hob with Ted Baker glass splash back, extractor hood, laminated flooring, wall mounted electric heater and power points.

UTILITY ROOM- 7'6 (2.29m) x 7'7 (2.33m)
 Door and window to the rear aspect, sky light which allows natural light to flood in, tiled walls, partially tiled walls, base units and built in shelving, sink with mixer tap, plumbing for washing machine, space for dryer, tiled flooring and power points.

CLOAKROOM- 3'11 (1.21m) x 2'8 (0.83m)

Tiled splash back, low flush WC, wall mounted sink, tiled flooring and extractor fan.

FIRST FLOOR LANDING
 Coving, airing cupboard, fitted carpets and loft access.

BEDROOM ONE- 10'1 (3.07m) x 13'5 (4.10m)
 Double bedroom with window to the front aspect, coving, fitted carpets, wall mounted electric heater, TV point and power points.

BEDROOM TWO- 12'1 (3.70m) x 7'11 (2.43m)
 Window to the rear aspect, built in wardrobes, fitted carpets, wall mounted electric heater and power points.

BEDROOM THREE- 14'4 (4.38m) x 6'8 (2.05m)
 Window to the front aspect, coving, fitted wardrobes and cupboards, fitted carpets, wall mounted electric heater and power points.

BATHROOM- 6'7 (2.03m) x 8'5 (2.58m)
 Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head electric shower, laminated flooring and heated towel rail.

GARDEN
 East facing garden which has been very well kept by the current owners. Offering a range of planted flowers, shrubs and mature trees, there is something truly peaceful about this garden. There is a patio area just to the rear of the property as well as partially laid with lawn, gravelled area, timber archway, storage shed and a fantastic additional of a timber summerhouse which could be made into a outside haven. The garden is also fully secure with a timber fence.

PARKING
 Off street parking for two cars.

Yew Tree Cottage, Main Street, Lissett, YO25 8PY

DESCRIPTION

Yew Tree Cottage is a beautifully presented cosy, three bedroom semi-detached property. Lovingly maintained throughout, the property has been extended over the years to create more space to the ground floor and first floor. One of the most impressive parts of this home is the outstanding sunroom which over looks the garden and can be enjoyed no matter what the weather. Offering everything you could want and more, viewings are essential to appreciate what it has to offer. The property briefly comprises:- entrance hall, lounge, dining room, large sunroom over looking the garden, kitchen/breakfast room, utility, cloakroom, first floor landing with three bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Lissett is situated 6 miles south of Bridlington town centre and 13 miles north-east of Beverley on the A165 road that connects the two towns. It's a small rural village and is just a 5 minute drive away from the sea side. There are local amenities within a 5 mile radius.

