



Hallway
15'7" x 2'10"
4.75 x 0.86 m

WC
2'11" x 6'7"
0.90 x 2.01 m

Bedroom One
11'7" x 12'6"
3.54 x 3.82 m

Bedroom Two/Dining Room
12'5" x 9'2"
3.79 x 2.81 m

Bathroom
8'6" x 5'7"
2.60 x 1.71 m

Garage
10'1" x 20'2"
3.08 x 6.16 m

Living Room
17'10" x 11'11"
5.46 x 3.63 m

Kitchen
9'11" x 11'10"
3.04 x 3.63 m

Porch
5'1" x 11'11"
1.56 x 3.65 m

Hallway
4'5" x 10'0"
1.36 x 3.05 m

Approximate total area⁽¹⁾
1039.04 ft²
96.53 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Offers in the Region of
£230,000

**6 Main Street, Watton,
YO25 9AW**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

SERVICES

Understood to all be connected to mains, water, electricity and drainage.

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 'C'.

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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Dee Atkinson & Harrison



6 Main Street, Watton, YO25 9AW

This individual detached bungalow is relatively modest in size however, it stands on a 0.3-acre plot and offers discerning buyers an opportunity to purchase a property with a wealth of potential. The plot size allows for an extension to create additional accommodation if required (subject to planning consent). The property needs general refurbishment and is, therefore, a blank canvas for anyone who wants to put their own stamp on their next home. The property benefits from oil-fired central heating, uPVC double glazing, and a double and single garage. An early opportunity to view should not be missed.

Location

Watton is a small village, conveniently situated between the market towns of Driffield and Beverley and only a few miles from the excellent range of amenities provided by the neighbouring village of Hutton Cranswick.

Accommodation

Entrance Hall

With a radiator, coving to the ceiling, thermostat for the central heating, airing cupboard and storage cupboard.

Living Room

With a double radiator, TV aerial point, coving to the ceiling, electric fire in a stone fireplace, and two wall light points.

Kitchen

With a range of pine kitchen units including a one and a half bowl inset sink with mixer tap, base, wall, drawer and glazed display units, single radiator, built in oven and four ring hob with extractor canopy over.

Side Porch

With uPVC doors to the front and rear, door to the garage and to:

WC

With low-level WC and corner wash hand basin.

Bedroom One

With a single radiator, coving to the ceiling and fitted wardrobes.

Bedroom Two/Dining Room

With a single radiator, coving to the ceiling and French door to the garden.

Shower Room

The bathroom has a corner shower cubicle fitted with an electric shower, a low-level WC, and a pedestal wash hand basin. It also has a single radiator and part-tiled walls.

Single Garage

With up and over door, power and light connected and oil fired central heating boiler.

Double Garage

Approach from a second access drive and fitted with an up and over door, and a side personal door.



Gardens

To the front is a walled forecourt garden and two access drives. To the rear is a large mature garden that includes, a paved patio, extensive lawns, flower and shrub borders, a greenhouse and various fruit trees.

