



Dee Atkinson & Harrison

WEST END VIEW, GARTON ON THE WOLDS, YO25 3EU EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'WEST END VIEW' GARTON ON THE WOLDS, YO25 3EU

Asking Price

£395,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

If your looking for a piece of history but blended with modern comfort, look no further. West End View is a charming and inviting, Grade II listed property boasting four good size bedrooms. Over the years the property has undergone a scheme of renovations to modernise but keep its rustic and characteristic feel. Another great addition to the property is the self contained annex which is beautifully presented and offers endless possibility for additional income as it's currently got planning permission for a Bed and Breakfast. To fully appreciate the extent of this property and it's pretty picturesque setting, we highly recommend booking an in person viewing.

The property briefly comprises:- entrance hall, dining room, lounge, hallway with shower room leading to a kitchen, utility room and boot room. To the first floor is four bedrooms and family bathroom. Externally, there is a workshop/garage, self contained annex, large rear garden and off street parking.

LOCATION

Garton is situated on the A166 and provides good access to Driffield, Malton, York and beyond. The village has a primary school, and church and is only three miles from the full range of amenities provided in the town of Driffield. Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities are within easy travelling distance either by road, rail or bus.



ENTRANCE HALL- 3'1 (0.95m) x 3'2 (0.97m)

Entrance hall with door to the front aspect and stairs leading to the first floor landing.

LOUNGE- 16'6 (5.05m) x 13'1 (4.00m)

A spacious but cosy living area with windows to the front aspect, exposed beams to the ceiling with inset spotlights, understairs cupboard, feature fireplace with exposed brick, log burning stove and stone hearth, quarry tiles radiators, TV point and power points.

DINING ROOM- 8'11 (2.73m) x 13'1 (4.01m)

A versatile reception room which the current owners use as a dining space with window to the front aspect, exposed beams, feature fireplace with quarry tiles and exposed brick, oak herringbone flooring, radiator and power points.

HALLWAY

Original door to the side aspect, exposed brick, victorian black and red contrasting tiled floor.

SHOWER ROOM- 5'3 (1.63m) x 4'6 (1.38m)

A fully tiled shower room with quirky exposed brick feature, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, large walk in shower cubicle with rainfall shower head, tiled flooring and extractor fan.

KITCHEN- 14'3 (4.37m) x 8'9 (2.67m)

A traditional farm house style kitchen/breakfast area with window to both side aspects, inset spotlights, tiled splash back, a range of solid oak wall and base units, granite worktops, one and a half sink

with drainer unit, semi-integrated dishwasher, Rangemaster oven with gas hob, quarry tiled flooring, radiator and power points.

UTILITY ROOM- 12'1 (3.70m) x 9'11 (3.02m)

Stairs from the kitchen leads up to a large utility area with door to the side aspect, windows to the side and rear, tiled splash back, a range of solid oak wall and base units, double belfast sink, space for American Style fridge/freezer, plumbing for washing machine and space for dryer, tiled flooring, radiator and power points.

BOOT ROOM- 5'6 (1.69m) x 4'10 (1.48m)

A handy storage room with velux window to the side aspect, oil fired boiler, built in shelving and tiled flooring.

FIRST FLOOR LANDING

Light and airy landing with windows to the rear aspect and fitted carpets. There is also access to the loft space.

BEDROOM ONE- 14'4 (4.38m) x 8'8 (2.65m)

Primary bedroom with window to the side aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.76m) x 13'2 (4.02m)

A secondary double bedroom with window to the front aspect, built in shelving, fitted carpets, radiator and power points.

BEDROOM THREE- 9'5 (2.87m) x 10'3 (3.13m)

A third good size double bedroom with window to the front aspect, built in storage cupboard, fitted

carpets, radiator and power points.

BEDROOM FOUR- 7'5 (2.28m) x 12'11 (3.95m)

Currently used as a study but is a fourth bedroom with window to the front aspect, airing cupboard with built in shelving, fitted carpets, radiator and power points.

BATHROOM- 9'9 (2.97m) x 5'1 (1.57m)

Opaque window to the side aspect, partially tiled walls, dado rail, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower head, tiled flooring, radiator and extractor fan.

GARDEN

A truly one of a kind garden which is North facing and has been landscaped and improved throughout to create a fabulous outside space. Mainly laid with lawn throughout, there is a patio walk way leading up to the top of the garden, planted fruit trees, flower and shrub borders, fish pond, log store to the side of the workshop and there is also access to the annex.

WORKSHOP/GARAGE- 18'6 (5.66m) x 15'4 (4.69m)

Fantastic space which would be ideal for a workshop or to convert back to a garage with double doors to the front aspect, window to the side, insulated throughout with concrete flooring, power and lighting.

ANNEX/BED AND BREAKFAST

The current vendors have extended what was part of the existing garage to create a self contained annex. Upon entry there is a kitchenette area to the side with Bi-folding doors to the garden. There



is a downstairs bathroom and to the first floor is an extremely comfortable living space overlooking the garden with rolling countryside views as well as an ample bedroom space. There is planning permission granted for this to be used as a Bed and Breakfast.

GARDEN SHEDS- 9'8 (2.96m) x 5'9 (1.76m)/9'3 (2.84m) x 13'3 (4.05m)

Large shed to the bottom of the garden sectioned off into two parts. Both having a door, power and lighting.

PARKING

Gated off street parking for two cars.

SERVICES

Oil fired central heating, the log burner also has a back boiler which controls the underfloor heating and hot water. Mains water and electric.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

EPC- TBC

VIEWING

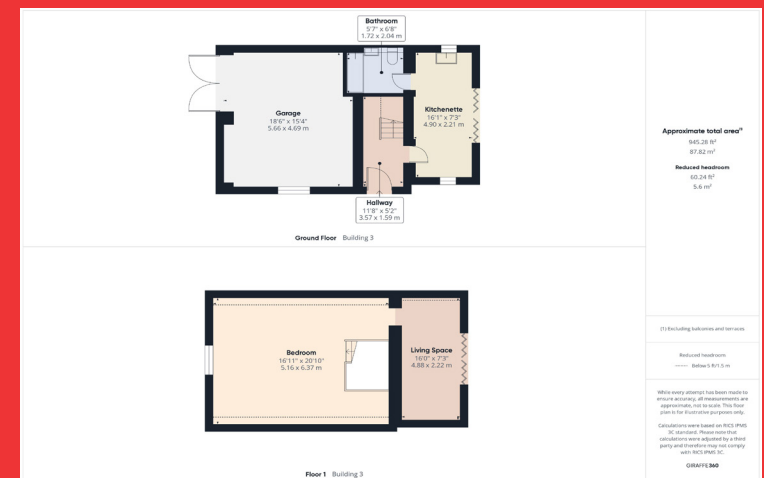
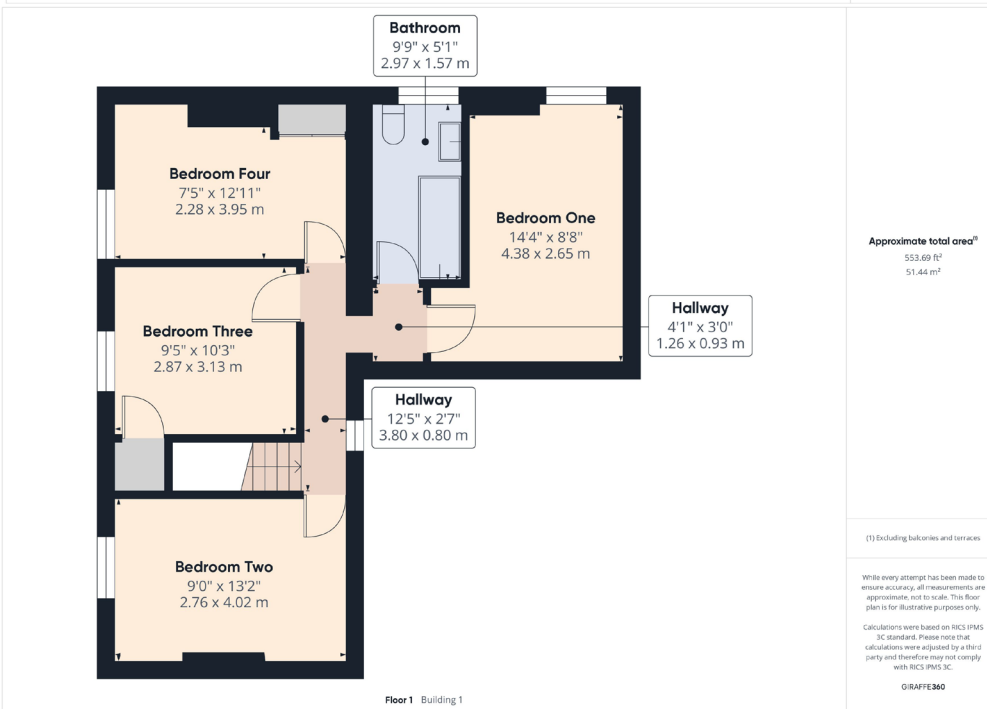
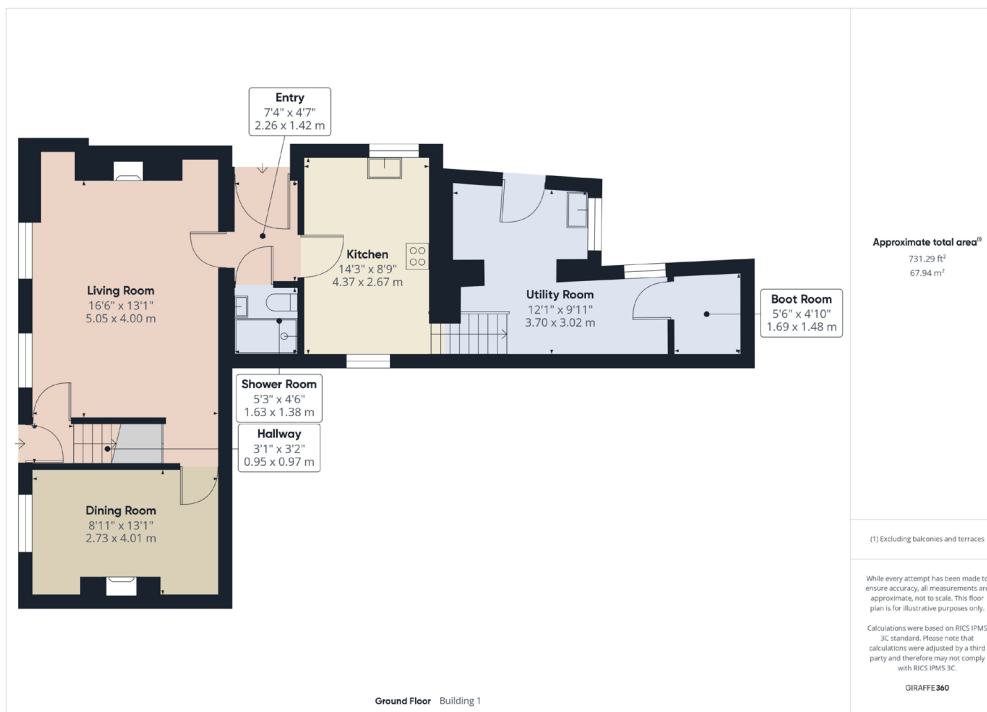
Strictly by appointment with the sole agents.

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 clients.











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