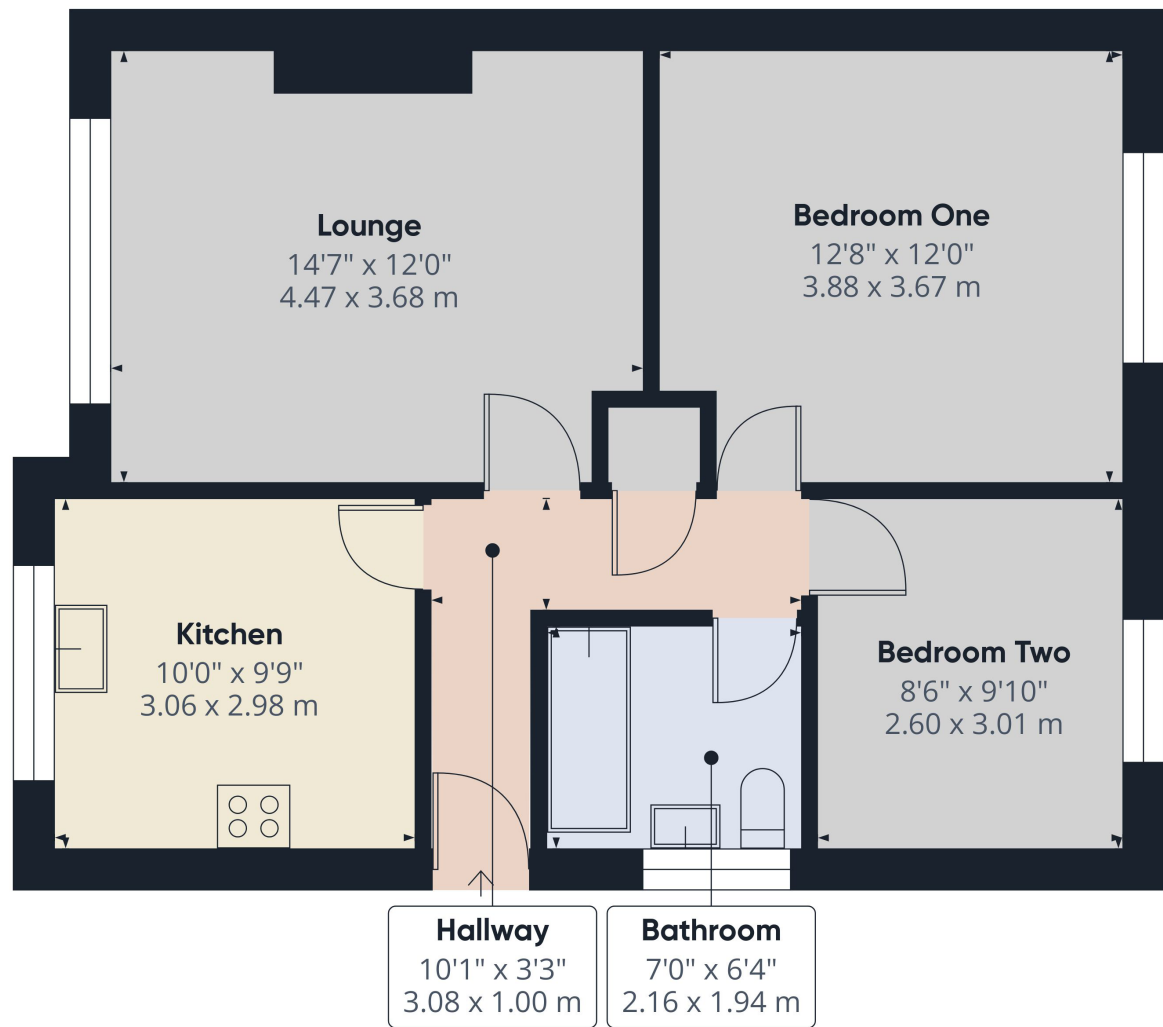




Approximate total area⁽¹⁾
608 ft²
56.5 m²

(1) Excluding balconies and terraces

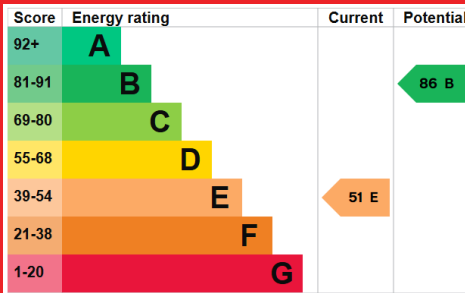
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£170,000

Holly Cottage, Beverley Road,
Watton, YO25 9AG



SERVICES
Electric wall mounted heaters. Mains gas, water and electric.

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 'B'.

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



Holly Cottage, Beverley Road, Watton, YO25 9AG

DESCRIPTION

Brought to the market with no onward chain, Holly Cottage is a semi-detached two bedroom bungalow. Located in a lovely village location, the property has been well looked after over the years but could do with some upgrading in certain aspect. It gives any potential buyer the perfect opportunity to make it their own.

The property briefly comprises:- entrance hall, lounge, kitchen, two bedrooms, bathroom, rear garden, detached single garage and off street parking.

LOCATION

Watton is convenient for access to amenities, being just off the A164 about 5.5 mile south of the market town of Driffeld and a little further south is Beverley. Local amenities including schooling, shopping, sporting/recreational clubs and a railway station are available in nearby Hutton Cranswick.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 10'1 (3.08m) x 3'3 (1.00m)

Door to the side aspect, built in storage cupboard housing the water tank, fitted carpets, wall mounted electric heater and power points.

LOUNGE- 14'7 (4.47m) x 12'0 (3.68m)

Large window to the front aspect, coving, brick fireplace with tiled hearth, fitted carpets, wall mounted electric heater, TV point and power points.

KITCHEN- 10'0 (3.06m) x 9'9 (2.98m)

Window to the front aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric freestanding oven with hob, vinyl flooring, wall mounted electric heater and power points.

BEDROOM ONE- 12'8 (3.88m) x 12'0 (3.67m)

Double bedroom with window to the rear aspect, fitted carpets, wall mounted electric heater and power points.

BEDROOM TWO- 8'6 (2.60m) x 9'10 (3.01m)

Window to the rear aspect, built in wardrobes, fitted carpets, wall mounted electric heater and power points.

BATHROOM- 7'0 (2.16m) x 6'4 (1.94m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead electric shower, fitted carpets and extractor fan.

GARDEN

West facing garden which is mainly laid to lawn, pond, planted tree and shrubs, timber fencing and gated side access.

GARAGE

Single detached garage with up and over door, side pedestrian door, power and lighting.

PARKING

Off street parking for two cars.