

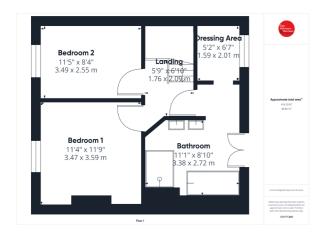






£230,000

46 Main Street, Paull











12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



46 Main Street, Paull, HU12 8AL

HEATING AND INSULATION

The property is gas centrally heated and has uPVC double glazing throughout.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

If you are looking for something a bit twin hand basins, a wet room style different this superbly modernised shower enclosure, free standing oval period end terraced house offers well bath and a wall hung WC. Stylish proportioned accommodation with marble style tiling to the floors and an emphasis on entertaining space. With the Humber Estuary located immediately to the rear there are stunning views available, particularly outlook. There is an open plan fitted of sunsets. Paull is a charming village offering rural living that is brilliantly located for everything Hull has to offer The landscaped rear garden has been in terms of work and leisure.

Accessed via an entrance hall with tiled floor that leads to a spacious. The accommodation is gas centrally dual aspect living room with a rustic heated and has uPVC double glazing stylish focal point. French windows lighting and fitments ensuring the open onto the rear garden. There home is a comfortable place to retreat is a good sized breakfast kitchen to. Our 360-degree tour will allow units with a hardwood worktop and stylishly tiled walls. More French viewing of the house. The property is windows also open onto the garden so the ground floor blends well with forward chain. the garden offering great guest flow house. The bathroom area provides to this one.

walls gives everything a luxurious feel, enhanced by the French windows and Juliet balcony that provide a superb dressing area off the bathroom.

laid with artificial lawn for ease of maintenance.

exposed brick fireplace providing a throughout which with the modern with a range of modern gloss fitted you to experience what the property offers but is no substitute for a real offered with vacant possession and no

when entertaining. There is a WC The area of the garden to the right cloaks located under the stairs. To the side of the property is being retained first floor are two double bedrooms by the current owner and planning and a sensational modern bathroom permissions are being sought for a suite running the full width of the separate dwelling. It won't be attached

