



£220,000

46 Main Street,  
Paull



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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Dee Atkinson & Harrison





If you are looking for something a bit different this superbly modernised period end terraced house offers well proportioned accommodation with an emphasis on entertaining space. With the Humber Estuary located immediately to the rear there are stunning views available, particularly of sunsets. Paull is a charming village offering rural living that is brilliantly located for everything Hull has to offer in terms of work and leisure.

twin hand basins, a wet room style shower enclosure, free standing oval bath and a wall hung WC. Stylish marble style tiling to the floors and walls gives everything a luxurious feel, enhanced by the French windows and Juliet balcony that provide a superb outlook. There is an open plan fitted dressing area off the bathroom.

The landscaped rear garden has been laid with artificial lawn for ease of maintenance.

Accessed via an entrance hall with tiled floor that leads to a spacious dual aspect living room with a rustic exposed brick fireplace providing a stylish focal point. French windows open onto the rear garden. There is a good sized breakfast kitchen with a range of modern gloss fitted units with a hardwood worktop and stylishly tiled walls. More French windows also open onto the garden so the ground floor blends well with the garden offering great guest flow when entertaining. There is a WC cloaks located under the stairs. To the first floor are two double bedrooms and a sensational modern bathroom suite running the full width of the house. The bathroom area provides

The accommodation is gas centrally heated and has uPVC double glazing throughout which with the modern lighting and fittings ensuring the home is a comfortable place to retreat to. Our 360-degree tour will allow you to experience what the property offers but is no substitute for a real viewing of the house. The property is offered with vacant possession and no forward chain.

The area of the garden to the right side of the property is being retained by the current owner and planning permissions are being sought for a separate dwelling. It won't be attached to this one.

## 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.

