







£220,000

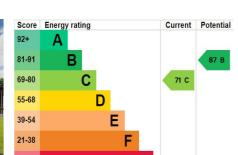


Dee Atkinson & Harrison











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46 Main Street, Paull



46 Main Street, Paull, HUI2 8AL

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. walls gives everything a luxurious feel, enhanced by the French windows and With the Humber Estuary located immediately to the rear there are Juliet balcony that provide a superb stunning views available, particularly outlook. There is an open plan fitted dressing area off the bathroom. 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. laid with artificial lawn for ease of maintenance.

Accessed via an entrance hall with units with a hardwood worktop and 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.

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

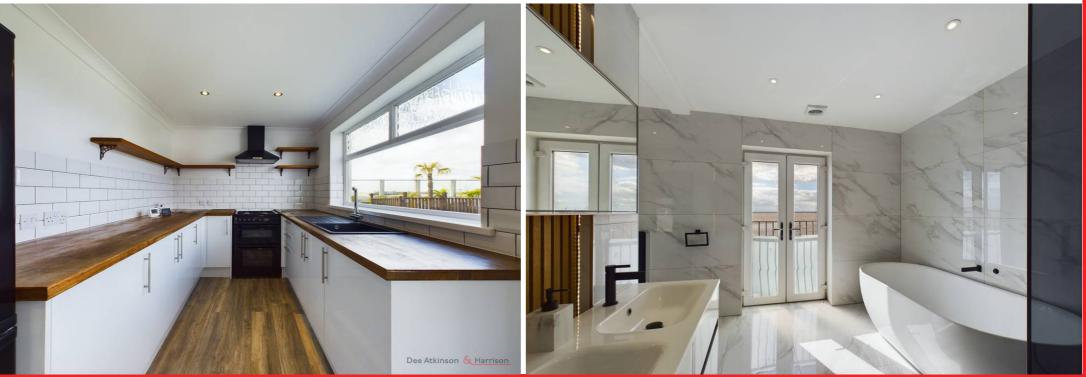
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

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



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 exposed brick fireplace providing a throughout which with the modern 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 with a range of modern gloss fitted you to experience what the property offers but is no substitute for a real stylishly tiled walls. More French viewing of the house. The property is 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 separatedwelling. It won't be attached