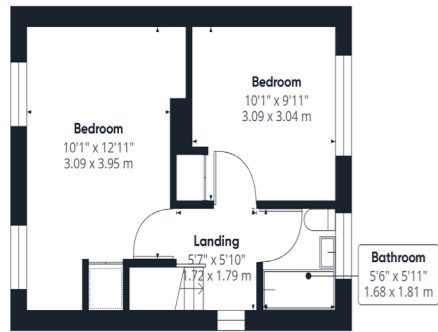
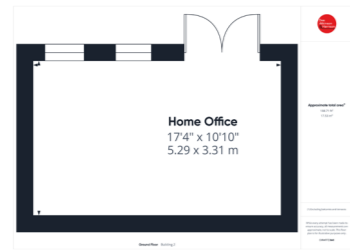


Ground Floor Building 1



Floor 1 Building 1

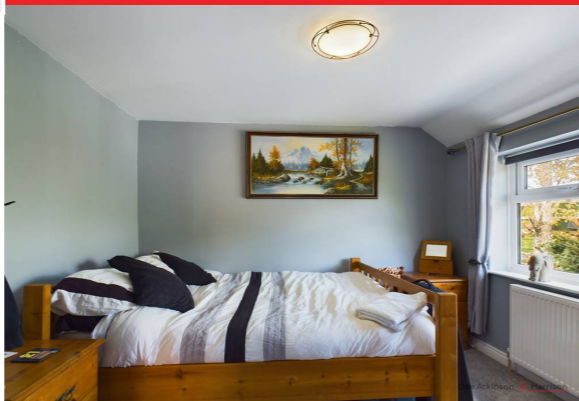


Approximate total area[®]
707.48 ft²
65.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



£215,000

5 Chapel Garth,
Arram,
HU17 7NS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



DESCRIPTION

A traditional style 2 Bedroom semi detached house in this highly thought of rural village just north of Beverley with the added advantage of a great home office in the garden.

The property has been significantly upgraded by the current owner to include a new roof which was installed in 2021 and it comprises: Entrance Hall, Living Room with log burner, attractively fitted stylish modern Kitchen with induction hob, fitted oven and grill, a Utility Room and WC Cloaks. To the first floor there are 2 Double Bedrooms and a modern attractively fitted Bathroom with shower over the bath. The accommodation benefits from double glazing and oil fired central heating. In the rear garden is a wonderful spacious home office 5.29m X 3.31m, with power and light and a connection to the domestic central heating. There are also outbuildings

comprising a bar and car port, 2 areas of decking and a patio. There is also an oil tank. The majority of the garden is laid to lawn with a range of shrubs and trees as well as fencing to perimeters. There is a gravelled driveway to front, lawn and shrubs. If you are looking for a rural escape that is set up for outside living this will be perfect.

For full details of the accommodation please see our 360 tour here: <https://tour.giraffe360.com/f94cf6509ec448af84ad8338bcb57fc5/>

LOCATION

Arram is a small village in a rural location close to Leconfield and just north of Beverley surrounded by open countryside. It enjoys a real community spirit and has a railway station served by trains between Driffild and Beverley. Local attractions include Laurel Vines Vineyard and Dumble Farm.

5 Chapel Garth, Arram, HU17 7NS

HEATING AND INSULATION

The property has an oil-fired central heating system and uPVC double glazing.

SERVICES

Mains electricity and water are connected to the property. Sewage is via a shared (10 properties) septic tank serviced by East Yorkshire Council. The most recent annual charge was.... 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.

