



£250,000

126 Main Street,
Etton

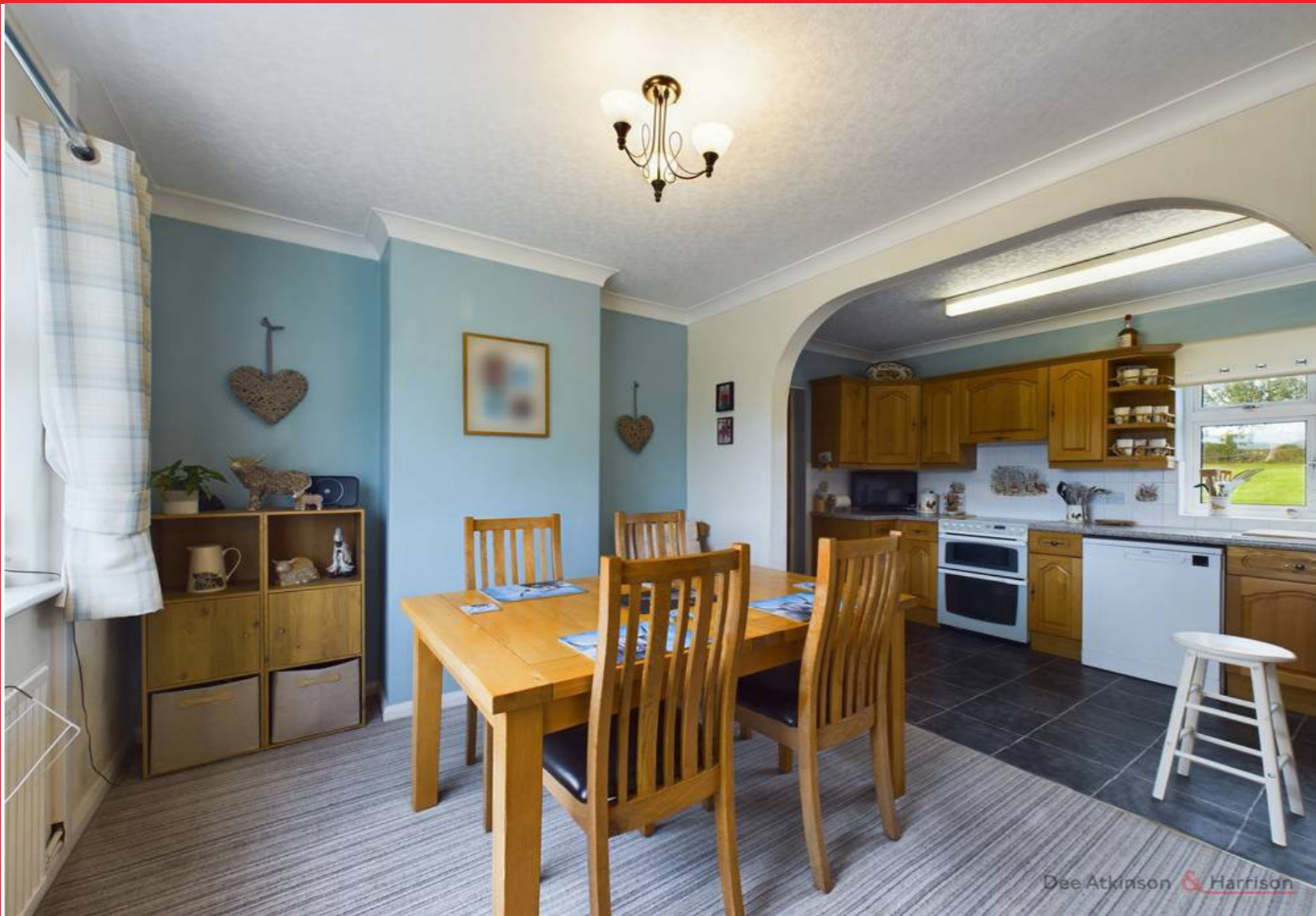


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

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

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Dee Atkinson & Harrison



DESCRIPTION

A well presented 3 bedroom traditional style semi-detached house located in the highly sought after village of Etton to the north-west of Beverley. The property has good sized gardens, views over open fields to the front and rear, and the potential to extend (subject to necessary permissions)

With double glazing and LPG gas central heating the family accommodation amounts to around 923 sq ft and comprises: Entrance Hall, through Living Room with windows to the front and rear and a wood burner, Dining Room opening on to a fitted Kitchen with range of 'light oak' style units, Utility Room and WC cloaks. To the first floor are three Bedrooms (two of which are doubles) and a Bathroom. There are good sized gardens to the front and particularly to the rear, as well as a driveway providing off street parking for a number of vehicles. There is a range of timber outbuildings in the rear garden and a dog kennel. The house enjoys an open aspect to the front and rear, is located towards the edge of the village and offers a delightful location to enjoy the tranquility of the Yorkshire Wolds.

A really lovely family house in this sought after village with the potential to grow (subject to necessary permissions). Our 360-degree tour will provide a great insight into all it offers but an early internal inspection is highly recommended.

ACCOMMODATION

Entrance Hall

Living Room - dual aspect with wood burning stove

Dining Room - opening on to...

Kitchen

Utility Room

WC

First Floor Landing

2 Double Bedrooms

Single Bedroom

Bathroom

Front Gardens

Driveway and Car Hardstanding

Rear Gardens - large with timber outbuildings and kennel

LOCATION

Etton lies to the north west of Beverley, just beyond Cherry Burton which provides a range of amenities including a pub, local shop and primary school. The renowned Pipe & Glass is also nearby in neighboring South Dalton. It offers a great springboard into the rolling hills of the Yorkshire Wolds but also provides good access to Beverley, Market Weighton and Hull, all of which offer a wider range of amenities.

126 Main Street, Etton, HU17 7PQ

HEATING AND INSULATION

The property has LPG gas central heating and uPVC double glazing.

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 'C' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

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

