

HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

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

TENURE
Freehold. Vacant possession upon completion.

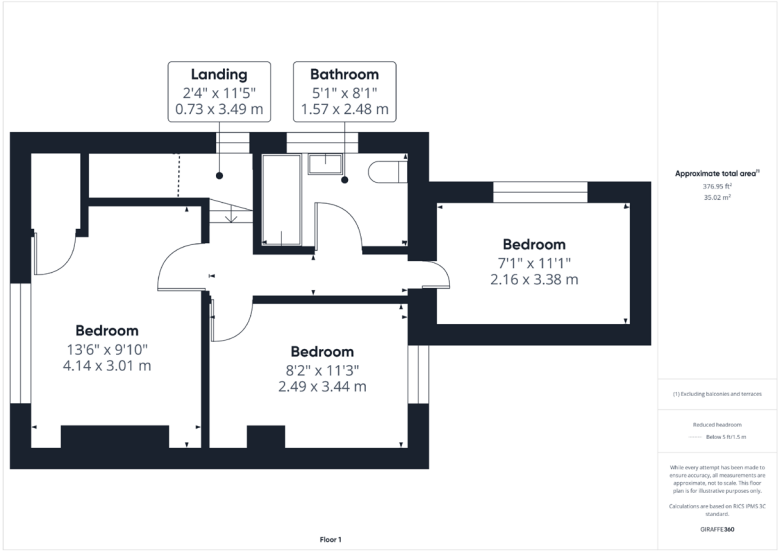
COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£239,950

2 Holderness Cottages,
Main Street,
Catwick



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



LOCATION

The property sits at the Leven end of Catwick which is a highly regarded East Yorkshire village. Nearby Leven provides an extensive range of local shops, pubs and amenities including a primary school. Hornsea which is situated to the east of the village provides further amenities as well as a secondary school and supermarket. Beverley is not much further to the west and provides even more.

ACCOMMODATION

Entrance Hall

Living Room

Dining Kitchen - an attractively kitchen with some fitted appliances and a generous dining area.

Shower Room

First Floor Landing

3 Double Bedrooms

Bathroom

Front Garden - good size.

Block Paved Driveway - spacious with off street parking for number of cars.

Single Garage - brick built and detached.

Large Rear Garden



2 Holderness Cottages, Main Street, Catwick, HU17 5PH

A delightful 3 double bedroom traditional style semi detached house enjoying a large rear garden on the edge of this sought after East Yorkshire village. The property offers well presented accommodation that has been extended to the rear so it provides appealing and well proportioned family accommodation. There may be the potential to extend further (subject to necessary planning permissions).

With open fields to the side and rear of the garden the location will appeal to those looking for a more rural setting but still with good access to Beverley and Hornsea. The rear garden offers an opportunity to extend (subject to necessary permissions) but also opportunities for those with an interest in gardening. With gas central heating and double glazing the accommodation briefly comprises: Entrance Hall, attractive Living Room, spacious Kitchen with fitted appliances, Dining Area with French windows opening onto the rear garden and a ground floor Shower Room. To the first floor is a Landing, 3 Double Bedrooms and a house Bathroom. There is a good size garden to the front of the house, setting it back from the road and providing an extensive parking area with block paved driveway and turning space. This leads past the side of the house to a detached single brick built garage. The rear garden is largely laid to lawn with two patio areas, two timber sheds, an ornamental pond and hedging to the perimeters.

