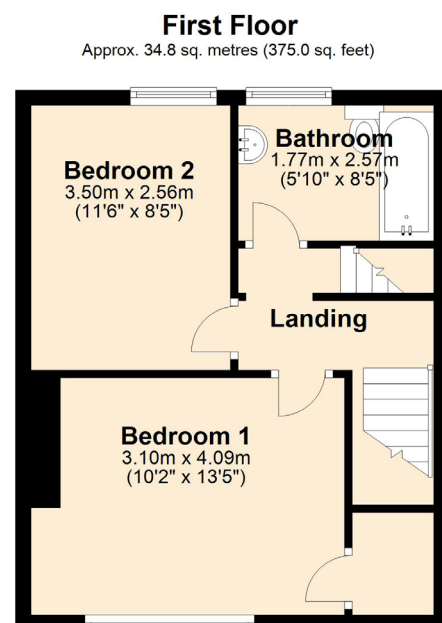


Total area: approx. 84.2 sq. metres (906.7 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HEATING AND INSULATION

The property has gas-fired central heating and 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 'A' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



£212,500

51 Main Street,
Tickton



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



51 Main Street, Tickton, HU17 9RZ

An extended two bedroom traditional style mid town house in a highly regarded village just outside Beverley. With a large extended living kitchen, good size front and rear gardens as well as a larger than average garage the property is bound to attract significant interest.

The property is likely to appeal to a range of purchasers including: first time buyers, downsizers and investors given all that it has to offer. With gas central heating and double glazing it comprises in brief: Entrance Hall, Living Room with feature fireplace and bay window, extended Living Kitchen with velux style windows, Cloaks/WC, First Floor Landing, 2 double Bedrooms and a Bathroom. There is also a part converted loft that might be useful for hobbies or easier access storage. The kitchen in particular presents a lot of opportunity to create a really special space as the full width extension has nearly doubled its size. The addition of bifold doors might also be an interesting opportunity for any purchaser. There is a lawned garden to the front of the house setting it back nicely from the road and a decent size largely lawned garden to the rear with a paved patio and fencing to the perimeters. A larger single garage sits at the end of the garden with power and light and a courtesy door to the garden. The garage opens onto a shared access at the rear that leads onto Green Lane via a locked gate.

A lovely property with lots to offer and still with potential, an early viewing is considered essential for anyone who might be interested. No forward chain.



LOCATION

The property is located on the main street in Tickton which provides a range of amenities including a well-regarded primary school located on nearby Green Lane, a church, post office & store and hairdressers. The village is located just to the east of Beverley and the towns extensive range of shops and local amenities are easily accessed. The nearby A164 provides links to Hull and the wider road network while the A1035 leads towards the east coast.

ACCOMMODATION

Entrance Hall

Living Room - with bay windows and feature fireplace.

Kitchen - a large kitchen more than double its original size providing a superb opportunity to create a lovely living or dining kitchen.

Utility

Cloaks/WC

Landing

Bedroom 1 - a good sized double bedroom.

Bedroom 2 - a double bedroom.

Bathroom - with a white suite.

Loft - part converted with fitted steps from the landing.

OUTSIDE

Front garden - largely lawned.

Rear Garden - lawned with a paved patio area.

Garage - larger single garage with access to the rear.

