

£235,000

3 Queens Mead,
Lund

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

SERVICES
Mains electricity, water and drainage 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 'C' (verbal enquiry only).

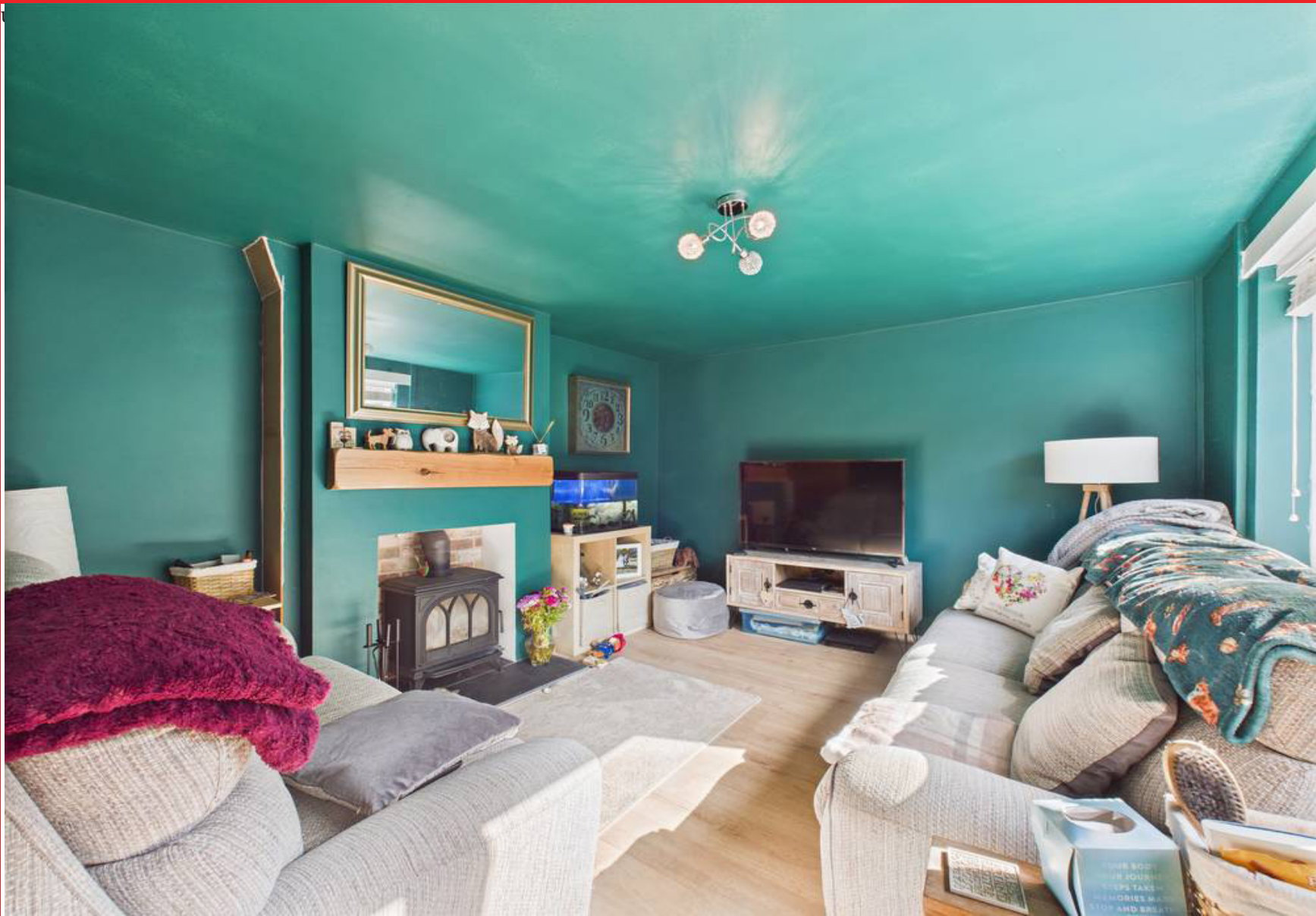
VIEWINGS
Strictly by appointment with the agent's Beverley office.



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

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Dee Atkinson & Harrison



3 Queens Mead, Lund, YO25 9TJ

A three bedroom semi detached house in a cul de sac location within this highly sought after East Yorkshire village. The property enjoys lovely views over open fields to the rear, made all the more impressive by its slightly elevated position. There is also a green area to the front of the property with mature trees enhancing the lovely setting.

The property makes a great family home in a rural location while still being part of a village. It has been improved by the current owners during their tenure there and is well presented. The large garden room at the rear provides excellent extra ground floor space with attractive views over the surrounding countryside. The house benefits from oil-fired central heating and uPVC double glazing. It briefly comprises: Entrance Hall, Living Room with wood burning stove, attractively fitted Kitchen with a range of shaker style units, Garden Room, side entrance Hall which provides utility space, WC Cloaks, 3 Bedrooms including 2 Doubles and a Single as well as a Bathroom. There is off street parking for a couple of cars to the front. To the rear there are good-sized largely lawned gardens with a raised decked area adjacent to the house. The gardens back on to open agricultural fields providing an attractive and open perspective.

A lovely property that is made even more appealing by its great location in Lund and attractive outlook to both the front and rear. Early viewing is essential but our 360 tour will provide a great overview in advance of that.



LOCATION

The property is located in this highly regarded East Yorkshire village to the north-east of Beverley and south-east of Driffeld. Both provide useful and convenient amenities as does Market Weighton. The village itself offers the Wellington Pub and a historic church. The Michelin starred Pipe & Glass is not far away in South Dalton and there are further amenities in nearby Middleton on the Wolds.

ACCOMMODATION

Entrance Hall

Living Room - with cast iron wood burning stove.

Kitchen - an attractively fitted kitchen with a range of shaker style units in blue with hardwood work surface, butler sink, integrated fridge and dishwasher, electric oven and grill, electric hob with filter canopy over and a built in cupboard.

Garden Room - with glazing to three sides and French windows opening onto the terraced decked area.

Side Entrance Hall - with doors to front and rear and providing a useful storage space for coats and shoes as well as plumbing for a washing machine. Built in cupboard.

WC Cloaks - with high flush WC, wash hand basin and windows to side.

First Floor Landing

Bedroom 1 - a double bedroom with a window to rear providing lovely views over open fields. Fitted open hanging and shelving space.

Bedroom 2 - a double bedroom with window to the front and fitted open hanging and shelving.

Bedroom 3 - a single bedroom with window to the front.

Bathroom - an attractively fitted three piece suite in white comprising p-shaped bath with shower screen and shower over, low flush WC and pedestal wash hand

basin. There is tiling to the walls and floor, a window to the rear and a centrally heated towel rail.

Outside - there is off street parking to the front of the house provided by an area of block paving and a further gravelled area which will accommodate at least two cars. There is hedging to the sides.

To the rear there is an area of terraced decking immediately adjacent to the house which is accessed via the garden room and side entrance rear door. There is a further area of decking at the rear of the garden which is largely lawned with a good sized timber shed, vegetable plot, a fence and hedging to the perimeters.

