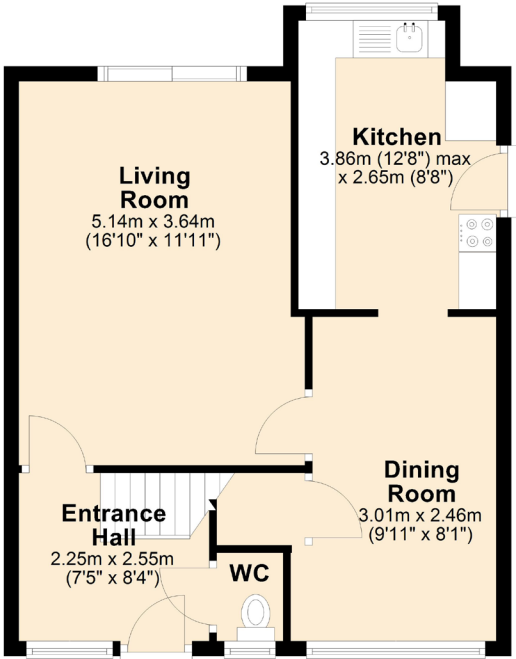


Ground Floor

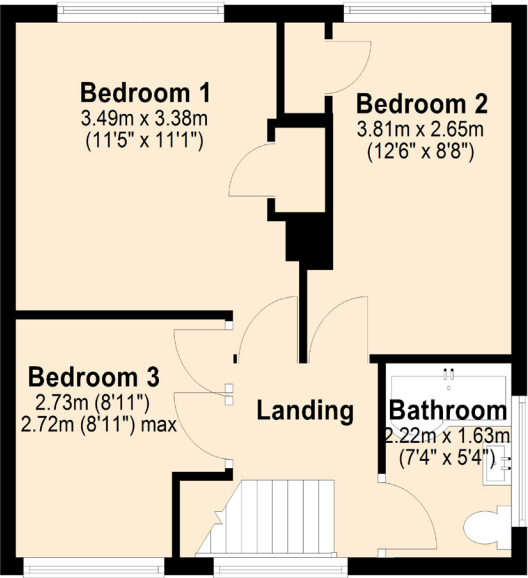
Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 91.7 sq. metres (987.5 sq. feet)

First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Score	Energy rating	Current	Potentia
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



£180,000

26 Main Street,
Wawne

HEATING AND INSULATION

The property has gas fired central heating and extensive 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.



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

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Dee Atkinson & Harrison



26 Main Street, Wawne, HU7 5XH

A well proportioned 3 bedroom semi detached house in this well regarded East Yorkshire village located just north of Hull. The property has been extended to the front providing useful extra space in the dining room. It will make an excellent family home and there is no forward chain. Early viewing is essential.

The house provides comprehensive accommodation and even the 3rd bedroom is a decent size. There are two good sized living rooms and a ground floor WC. The property benefits from gas-fired radiator central heating and extensive uPVC double glazing. The accommodation briefly comprises: An Entrance Hall, WC, good sized Living Room, Dining Room and fitted Kitchen. To the first floor are 2 Double Bedrooms, a reasonable Single Bedroom and a Bathroom. There are gardens to the front of the property, a driveway with space for a number of vehicles leads to a single detached garage and there are further largely lawned gardens to the rear.

An excellent family home in an appealing village location available with no forward chain. Early viewing is essential.



LOCATION

The property is situated in an attractive position on the Main Street of Wawne, a popular East Yorkshire village just north of Hull. Village amenities include a shop and post office, a primary school, beauty salon and a church. Nearby Kingswood provides an extensive range of shops, restaurants, leisure facilities and other amenities.

ACCOMMODATION

Entrance Hall

WC - low flush WC.

Living Room - a spacious living room with sliding patio doors to the garden.

Dining Room - an extended room with a cupboard under the stairs.

Kitchen - with a range of base and wall mounted fitted units.

First Floor Landing

Bedroom - a double bedroom.

Bedroom 2 - a double bedroom.

Bedroom 3 - a reasonable sized single bedroom.

Bathroom - with a three piece modern suite in white including panelled bath with shower over.

Outside - there are largely lawned gardens setting it back from the road and an attractive low brick wall to the front of the property. A driveway leads past the side of the property and provides off street parking for a number of cars. The driveway leads in turn to a single detached garage with up and over door. There are further largely lawned gardens to the rear of the house with fencing to perimeters.

