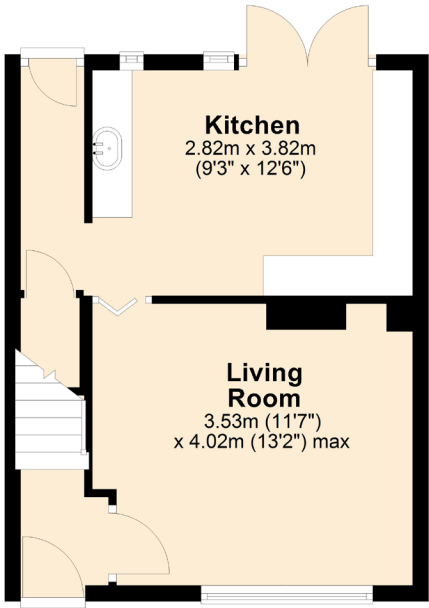


Ground Floor

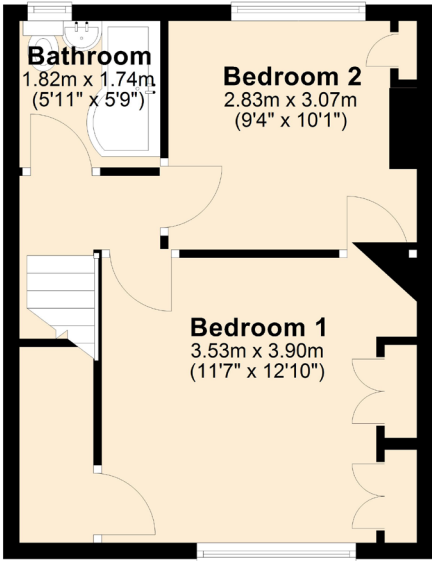
Approx. 31.2 sq. metres (335.5 sq. feet)



total area: approx. 62.9 sq. metres (677.6 sq. feet)

First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		



HEATING AND INSULATION

The property has extensive uPVC double glazing and although there is currently no fixed central heating system, the current owners have informed us that they comfortably use freestanding electric panel heaters, which could easily be wall-mounted if desired.

SERVICES

Mains water, electricity 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 'A' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



£140,000

11 Lawrence Avenue,
Catfoss



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

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Dee Atkinson & Harrison



11 Lawrence Avenue, Catfoss, HU11 5SS

LOCATION

The property is located in the small village of Catfoss. It is a small area in the East Riding of Yorkshire, located a few miles northeast of Beverley. It lies close to the village of Leven and Brandesburton and is situated along the A165 road, which runs between Beverley and Bridlington. The surrounding area is mostly rural, with open countryside and farmland.

ACCOMMODATION

Entrance Hall
Stairs to first floor.

Living Room
With feature fireplace.

Dining Kitchen
An attractively fitted kitchen with a range of modern fitted units and appliances including fridge freezer, oven, hob, and dishwasher. Tiled floor and French windows to rear garden. Understairs cupboard.

Rear Entrance Hall
With door to rear but currently used as storage given the French windows to the garden in the neighbouring kitchen.

First Floor Landing

Bedroom 1
A good sized double bedroom with a window to the front, fitted wardrobes and a built in cupboard.

Bedroom 2
A smaller double bedroom with a window to the rear.

Bathroom
A modern three piece suite comprising a free-form bath with shower screen and shower over, wash hand basin, low flush WC, tiling to floor and some walls as well as a window to rear.

OUTSIDE

There is gravelled off street parking to the front with space for a couple of cars and a shed providing some storage. To the rear of the house is a well established garden with a large area of lawn, some planting, a shed and 2 patio areas with fencing to perimeters.



This attractively presented two-bedroom property is ideally located for those working in the nearby area, including Catfoss, while also offering excellent access to Beverley, Hornsea and Driffield. Its size and competitive price point make it especially appealing to first-time buyers, investors and a variety of other prospective purchasers.

The house is well maintained throughout, featuring a stylish dining kitchen with fitted appliances and a generous rear garden. To the front, there is gravelled off-street parking for two vehicles.

The property benefits from extensive double glazing. Although there is currently no fixed central heating system, the current owners have comfortably used freestanding electric panel heaters, which could easily be wall-mounted if desired.

Purchasers may wish to explore a range of modern electric heating options available on the market.

The accommodation comprises: Entrance Hall, a cosy Living Room with a feature fireplace, a well-equipped Dining Kitchen including an oven, hob, fridge freezer, and dishwasher, plus a rear Entrance Hall currently utilised for storage due to the French doors from the kitchen.

Upstairs, there are two double Bedrooms, one of which includes fitted wardrobes and a built-in cupboard, along with a modern Bathroom with a three-piece suite.

Externally, the front offers off-road parking and a storage shed. To the rear, the spacious garden is mainly laid to lawn and includes a small pond, a timber shed and two patio areas— ideal for outdoor relaxation or entertaining.

