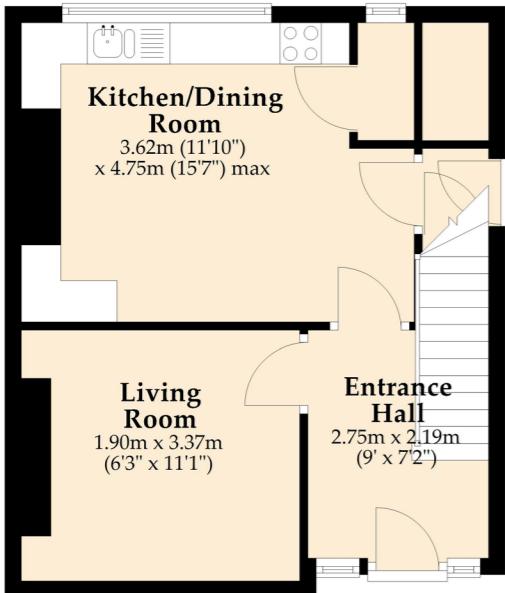


**Ground Floor**

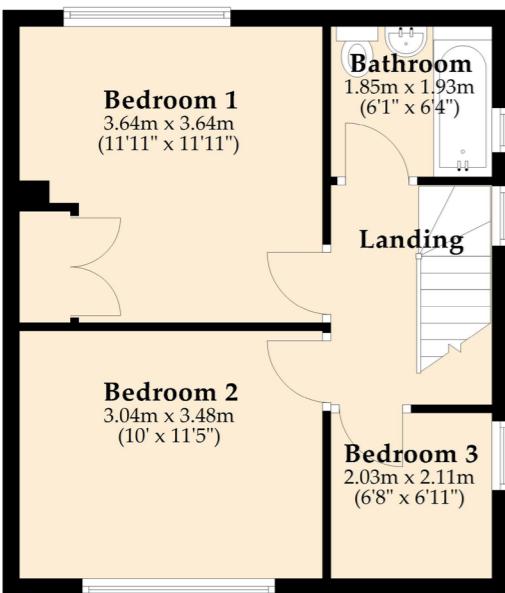
Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)

**First Floor**

Approx. 38.3 sq. metres (412.7 sq. feet)

**£199,950****HEATING AND INSULATION**

The property has oil-fired central heating and double glazing.

**SERVICES**

Mains water and electricity are connected to the property. Drainage is via a biodigester. None of the services or installations have been tested.

**TENURE**

Freehold. Vacant possession upon completion.

**COUNCIL TAX**

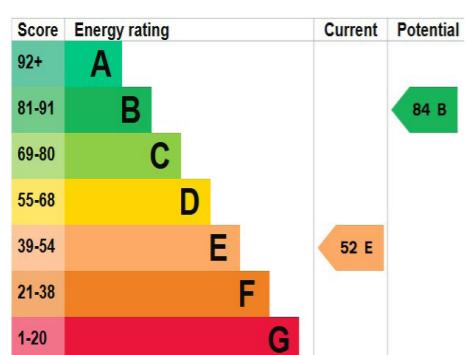
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



**2 West View,  
Black Tup Lane,  
Arnold**





## 2 West View, Black Tup Lane, Arnold, HU11 5HU

A three bedroom semi-detached house located on the edge of this highly regarded village to the east of Beverley. Except for the adjoining property and the road to the front, the house is surrounded by agricultural fields and will very much appeal to buyers looking for a more rural lifestyle. The property enjoys good-sized gardens and a good-sized shed. There is no forward chain and an early viewing is essential.

This appealing rural home has been let out for a number of years and is offered for sale with no chain. With a large dining kitchen and 3 bedrooms, including 2 double bedrooms it will appeal to families. With oil-fired central heating and double glazing the accommodation briefly comprises: Entrance Hall, Living Room, Dining Kitchen with a range of base and wall mounted units and a pantry cupboard. To the first floor there are 2 Double Bedrooms, a smaller Single Bedroom and a Bathroom. There are gardens to the front of the property and a driveway provides off street parking. There are further good-sized gardens to the rear with fencing to the perimeter.

A really great opportunity to acquire a rural home surrounded by agricultural fields located on the edge of a highly sought after village. The property offers lots of potential and there is no forward chain.

### LOCATION

The property sits on the southern side of the sought after East Yorkshire village of Arnold. Arnold is served by a well regarded pub, The Bay Horse, which is a few yards up the road. Further amenities are available in the villages of Long Riston and Skirlaugh, just a short distance away. Nearby Leven, Beverley, Hornsea and East Hull provide an extensive range of further amenities. The A165 which is within close proximity provides excellent links to all of these places and the wider road network.

### OUTSIDE

There are good sized gardens to the front of the property with a hedge to the front and one side. There is quite a wide verge which, combined with the size of the front garden, sets the house a good way back from the road. A driveway crosses the verge and front garden, and provides a good level of off-street parking along the way. There are further, largely lawned gardens to the rear with a good-sized shed and timber fence to surround.

### ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - window to the front and oak style flooring.

Dining Kitchen - range of base and wall mounted units, work surface and tiled splashbacks. Window to the rear and walk-in pantry cupboard.

Rear Entrance Vestibule - door to the side and built-in cupboard with an oil-fired boiler.

First Floor Landing - window to the side.

Bedroom 1 - a double bedroom with a window to the rear and cupboard.

Bedroom 2 - a double bedroom with a window to the front and cupboard.

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

Bathroom - a 3 piece suite comprising a panelled bath with swing shower screen, low flush WC and pedestal wash hand basin. Tiling to some walls and window to the side.

