



120 Main Street, Etton, Beverley HU17 7PQ
£145,000

- Double fronted semi-detached house
- In need of modernisation
- Over 900 sq ft
- Additional ancillary accommodation
- Good size gardens
- Ample off-street car parking
- Open countryside to rear
- Outstanding village location
- EPC Rating: Awaited
- Council Tax Band: C

A very well proportioned, double fronted semi-detached house located on an elevated plot and in need of modernisation works. The property offers over 900 sq ft of accommodation plus further ancillary accommodation and is located on a good size plot with gardens to front and rear, side driveway and adjoining open countryside to the rear.

This really could provide a super family home in one of the area's most sought after villages.

LOCATION

Etton is a delightful village situated in the heart of the Yorkshire Wolds which benefits from a public house, village hall and access to beautiful countryside. Etton is a Conservation village and is well served by the historic market town of Beverley which offers outstanding amenities including a varied mix of individual and high street named stores along with pubs, restaurants, historic buildings and the open pastures of Beverley Westwood, the Racecourse and Golf Club.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

17' x 10'4" (5.18m x 3.15m)

Parquet floor, cast iron range and PVCu sealed unit double glazed windows to two elevations.

SITTING ROOM

12'2" x 9'5" (3.71m x 2.87m)

Tiled fireplace and PVCu sealed unit double glazed window.

KITCHEN

15'9" x 7'1" (4.80m x 2.16m)

Sink unit, built-in pantry, quarry tiled floor and PVCu sealed unit double glazed window.

REAR LOBBY

Door to outside and coal house.

SEPARATE W.C.

High level w.c.

STORE

9' x 9'1" (2.74m x 2.77m)

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

12'5" x 9'5" (3.78m x 2.87m)

Period fireplace and PVCu sealed unit double glazed window.

BEDROOM 2

10'7" x 8'7" (3.23m x 2.62m)

PVCu sealed unit double glazed window.

BEDROOM 3

9'5" x 7'3" (2.87m x 2.21m)

PVCu sealed unit double glazed window.

BATHROOM

8' x 7'8" (2.44m x 2.34m)

Panelled bath, wash basin, low level w.c., built-in airing cupboard housing hot water cylinder with immersion heater and PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a lawned garden behind a hedge boundary with side concrete driveway, whilst the extensive rear garden has previously been used as a vegetable plot and hen coop.

The property adjoins open countryside to the rear.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.