Chapel House, 77 Main Street, Etton, East Yorkshire, HU17 7PG
Guide Price £540,000

Quick & Clarke
PROPERTY SPECIALISTS

- No onward chain
- Four bedrooms, two bathrooms
- Fabulous East Yorkshire Wolds location
- EPC rating D
- Three receptions
- Recently fully modernised and extended
- Beverley town centre 4 miles
- Open plan dining kitchen
- Central village position
- Council tax band E

Having undergone a recent full modernisation and extension, this beautiful period village house offers great flexibility of living space. Without losing many of its character features, the property has been updated with a stunning open plan dining kitchen and two attractive bathrooms. With three reception rooms in addition to the dining kitchen, the property also has four double bedrooms, the master bedroom having an en-suite shower room. With relatively easy to maintain southerly facing garden and attractive well positioned sun terrace, viewing is highly recommended.

LOCATION
The property is situated in a central position on the south side of Main Street in the village of Etton. Etton is a beautiful East Yorkshire Wolds village set at the bottom of a shallow wold, approximately four miles north of Beverley. Partially Estate owned, the village has many properties of architectural merit and lies in an excellent position for not only accessing the amenities in Beverley town centre, but also the Michelin starred Pipe & Glass Inn in South Dalton, the Bay Horse and local shop in Cherry Burton and the Wellington Inn in Lund.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
7'11 x 9'10
Of an L-shape with attractive period double timber doors opening into the entrance hall and inset matwell leading through onto a beautiful stone tiled floor which runs through into the open plan dining kitchen, living room and downstairs cloakroom. Space for coats and boots.

DOWNSTAIRS CLOAKROOM
5'2 x 2'5
Modern close coupled WC and wall-hung hand wash basin with tiled splashback, window to the front elevation.

LIVING ROOM
12'11 x 11'6
A dual aspect room with windows to both front and side elevations, large storage cupboard under stairs.

SITTING ROOM
12'11 x 11'6
A cosy snug with painted floorboards, the focal point being a wood burning stove set in a fireplace with Yorkstone hearth, window to the front elevation.

STUDY / PLAYROOM
16'1 x 8'2
Offering flexibility of use with window to the front elevation and French doors leading out onto the southerly facing sun terrace.

OPEN PLAN DINING KITCHEN

KITCHEN
17'11 x 8'5
A modern fitted kitchen with white wall and base storage units, some glass fronted display cabinets and contemporary grey composite stone worksurfaces. Four ring Neff electric hob with glass splashback and extractor over. Integrated Bosch double oven with grill and microwave. Space for American style fridge freezer. Inset stainless steel 1 1/2 bowl sink and drainer. Two windows overlooking the rear garden. Open plan into the dining room.

DINING ROOM
9'10 x 8'5
Bifold doors opening onto the sun terrace.

UTILITY ROOM
8'11 x 7'2
With matching base storage units to those in the kitchen, space and plumbing for washing machine, stainless steel sink and drainer. Floor mounted Worcester Bosch oil boiler, window to the rear elevation and timber glass panelled door providing access to the side of the property.

FIRST FLOOR LANDING
Storage cupboard.

MASTER BEDROOM
13'9 x 13'6
A very well-proportioned room with window to the rear/south elevation and two further Velux roof lights. One wall encompassing built-in wardrobes and further built-in cupboard.

EN-SUITE SHOWER ROOM
8'11 x 4'6
Three piece sanitary suite comprising vanity unit with semi-recessed wash basin and built-in storage, back to the wall WC and tiled shower enclosure, overhead skylight.

BEDROOM 2
13' x 11'6
Built-in modern wardrobes including matching drawer units with dressing table, window to the front elevation and painted floorboards.

BEDROOM 3
11'6 x 13'
Painted Victorian cast iron fireplace, built-in wardrobe in alcove to one side with matching drawer unit and dressing table in the other alcove, window to front elevation and storage cupboard over stairs.

BEDROOM 4
10'11 x 8'7
Built-in wardrobe with sliding mirrored fronts and window to the rear elevation.

BATHROOM
9'4 x 5'6
Four piece sanitary suite comprising panelled bath, close coupled WC, corner shower enclosure and wall-hung vanity wash basin. Tiled splashbacks and window to the rear elevation.

OUTSIDE
The property fronts onto the pavement in keeping with the age and period of the house. The rear garden is southerly facing with a wide area of lawn and a flagged sun terrace to one side. Accessed down the side of the property, there is also a shed for storage.

SERVICES
Mains drainage, water and electric are available or connected to the property.

CENTRAL HEATING
The property benefits from an oil fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

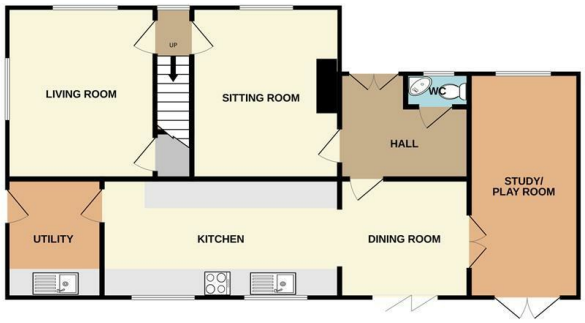
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND FLOOR



1ST FLOOR

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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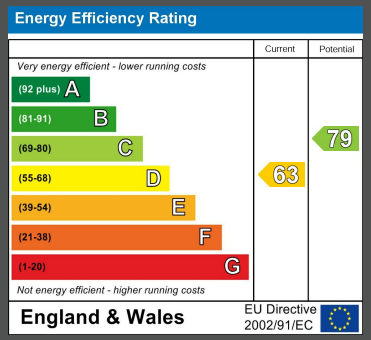
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