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Limb
MOVING HOME



24 Queen Street, Eastrington, East Yorkshire, DN14 7QA

- 📍 Unique Period Property
- 📍 Plot of Approx. 0.3 Acre
- 📍 3/4 Bedrooms
- 📍 Council Tax Band = D

- 📍 Several Outbuildings
- 📍 Large Detached Garage
- 📍 Sought After Village
- 📍 Freehold/EPC = C

£435,000

INTRODUCTION

This unique semi-detached period property stands in an overall plot of around 0.3 acre, in the centre of this sought after village. Overall, this is a truly rare opportunity to acquire a great family home, with south facing gardens and a variety of outbuildings including a large double garage, games room with bar and office, plus summer house, greenhouse and hot tub area. The property has been significantly extended to nearly 2,500sq ft and provides an excellent range of well-appointed accommodation which is depicted on the attached floor plan. It includes a luxurious main bedroom with it's well fitted dressing room and en-suite. Features also include three upstairs double bedrooms (two being en-suite) and the option of a ground floor bedroom/annex. There is gas fired central heating, uPVC double glazing and solar panels are installed to the south facing roof. Outside there is a generous side drive which leads onwards to the large detached double garage. The south facing gardens incorporate extensive lawns and patio areas, complemented by mature borders. The combination of outbuildings and areas of interest make the garden a great place to enjoy for all of the family. Given the size of plot there is also development potential at the bottom of the garden which would require a restructure of the drive and garage (subject to appropriate permissions).

LOCATION

Eastrington is a small sought after rural village which lies between Gilberdyke and the historic market town of Howden, some three miles away to the northwest and 17 miles to southeast or York. The village has a well reputed primary school which is located opposite and there are a number of local businesses. Convenient access is available to Junction 36 of the M62 motorway network leading into Hull city centre to the east or in a westerly direction to many regional business centres. The village also has a railway station on the Hull to Selby line. The village also has a public house which serves food.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading to first floor off and storage cupboard beneath. Attractive wood flooring.

LIVING ROOM

26'0" x 13'6" approx (7.92m x 4.11m approx)

Reducing to 10'9" approx. A lovely room with beams to the ceiling and a brick chimney breast housing a log burner. Attractive wood flooring. Window to front elevation. Access to kitchen and double doors lead through to the garden room.



GARDEN ROOM

16'2" x 12'4" approx (4.93m x 3.76m approx)

Overlooking the rear garden and with double doors leading out.



DINING ROOM

13'2" x 13'1" approx (4.01m x 3.99m approx)
Window to front elevation, brick chimney breast housing a gas fired stove. Attractive wood flooring and beams to the ceiling.



BREAKFAST KITCHEN

17'6" x 11'10" approx (5.33m x 3.61m approx)
Having an extensive range of fitted oak fronted base and wall mounted units with roll top work surfaces and a central island with a pull up electric socket tower. Integrated appliances include a double oven, four-ring hob with extractor hood above, dishwasher and fridge freezer. There is a one and a half sink and drainer. Tiling to the floor, window overlooking the rear garden.



STUDY/BEDROOM 4

14'7" x 8'9" approx (4.45m x 2.67m approx)



GROUND FLOOR W.C.

Situated off bedroom 4 with low level WC and wash hand basin.

UTILITY ROOM

11'4" x 10'4" approx (3.45m x 3.15m approx)

With tiled flooring and fitted cupboards, plumbing for automatic washing machine and space for a dryer. Window to side and double doors leading out to the patio.



FIRST FLOOR

LANDING

With window to front elevation. With access to the loft via a pull down loft ladder.

BEDROOM 1

13'3" x 13'3" approx (4.04m x 4.04m approx)
Having an extensive range of contemporary fitted furniture comprising wardrobes, drawers and dressing table. Window to front elevation.



DRESSING ROOM

13'3" x 8'8" approx (4.04m x 2.64m approx)
Extensively fitted with contemporary furniture comprising multiple wardrobes and drawers. Window to front elevation. With access to the loft via a pull down loft ladder.



EN-SUITE BATH/SOWER ROOM

11'2" x 10'4" approx (3.40m x 3.15m approx)
A luxurious en-suite fitted with a large air bath, fitted furniture with inset wash hand basin and concealed flush WC, shower cubicle. Tiling to the walls, heated towel rail.



BEDROOM 2

13'3" x 11'0" approx (4.04m x 3.35m approx)
Having an extensive range of fitted furniture comprising wardrobes, dressing table, drawers and cupboards. Window to front elevation.



DRESSING ROOM

With a range of fitted wardrobes.



EN-SUITE BATHROOM

With suite comprising low level WC, wash hand basin and cabinet, corner spa bath with shower above. Tiling to the walls.



BEDROOM 3

12'1" x 10'8" approx (3.68m x 3.25m approx)
Window to rear elevation.



BATHROOM

With suite comprising low level WC, pedestal wash hand basin, bath with shower over, rail and curtain. Tiling to the walls.



OUTSIDE

The property abuts the pavement to the front. A driveway with timber access gates provides generous parking and leads onwards to the large detached double garage.



DETACHED DOUBLE GARAGE

28'0" x 19'4" approx (8.53m x 5.89m approx)
With electric roller door and pedestrian door to side.

ATTACHED REAR STORE

12'6" x 7'4" approx (3.81m x 2.24m approx)
With double opening doors providing easy access.



SUMMERHOUSE

11'5" x 11'5" approx (3.48m x 3.48m approx)
A timber summer house which is positioned to look back at the main house.



GAZEBO

With hot tub beneath (negotiable).



GREENHOUSE

uPVC framed construction.

GAMES ROOM

31'5" x 15'7" approx (9.58m x 4.75m approx)
An ideal space to enjoy or retreat to.



REAR BAR AREA

15'2" x 10'5" approx (4.62m x 3.18m approx)
With a paddle staircase leading up to an office above.

ATTACHED STORE

Ideal for gardening equipment.

GARDENS

Overall, the property stands in a plot of approximately 0.3 acre. Directly to the rear of the property lies a patio area which enjoys a south facing aspect. The gardens which are predominantly lawned extend beyond and they are interspersed with a summer house, gazebo, greenhouse and outbuildings. There are many areas of interest within the garden and mature borders provides seclusion. Viewing is an absolute must!



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

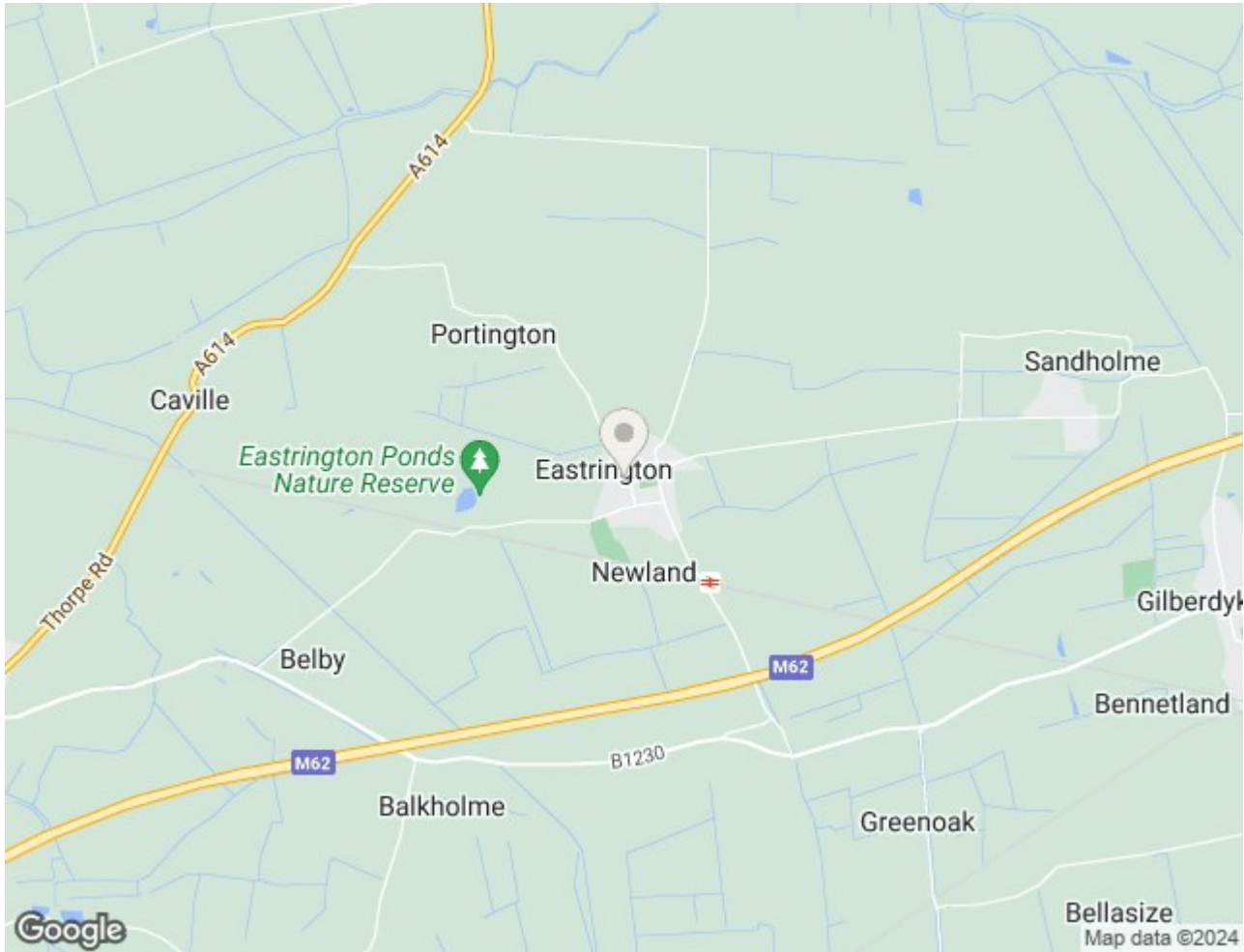
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



GROUND FLOOR

APPROX. 116.4 SQ. METRES (1252.8 SQ. FEET)



FIRST FLOOR

APPROX. 97.0 SQ. METRES (1043.9 SQ. FEET)



TOTAL AREA: APPROX. 213.4 SQ. METRES (2296.7 SQ. FEET)
26 QUEEN STREET

GROUND FLOOR
APPROX. 143.7 SQ. METRES (1547.2 SQ. FEET)



TOTAL AREA: APPROX. 143.7 SQ. METRES (1547.2 SQ. FEET)
26 QUEEN STREET

