



22 Main Street
Tickton, Beverley, East Yorkshire HU17 9RZ
Price £295,000

W&P WOOLLEY
& PARKS

*** A DECEPTIVELY SPACIOUS, HIGHLY VERSATILE AND DELIGHTFULLY PRESENTED HOME IN A SOUGHT AFTER VILLAGE LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Ideally suited to a wide range of buyers, this attractive semi detached home really must be viewed in order to gain a true appreciation for its many appealing features. Presented to a wonderful standard , both inside and out, the versatile accommodation briefly comprises Entrance Hall, Lounge, Dining Room, Kitchen, double Bedroom and Shower Room to the ground floor, with a further double Bedroom and an impressive Principal Bedroom, Dressing Room and En-Suite Bathroom to the first floor. The property stands in beautifully landscaped gardens, with generous vehicle space and a detached garage with partial conversion to a home office space. HURRY TO VIEW!



Entrance Hall

A uPVC double glazed panel door opens from the side elevation into a welcoming hallway, with oak finish flooring, ceiling coving, radiator, fitted shoe cupboard and staircase rising to the first floor. Attractive oak internal doors, consistent throughout, lead off.

Lounge 17'11" x 10'9" max (5.46m x 3.28m max)

A generous main reception room features ceiling coving, fitted carpet, radiator, TV point and a double glazed window with fitted shutters to the front elevation.

Dining Room 11'11" x 8'11" (3.63m x 2.72m)

Another versatile reception room, or potential bedroom, with ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

Kitchen 11'5" x 8'8" (3.48m x 2.64m)

Comprehensively fitted with a selection of base, wall and drawer units in a beech wood finish, with rolled edge laminate worktops, stainless steel sink unit and splash back tiling. Integrated appliances include the electric oven and gas hob, with a fitted extractor hood above, with recess spaces for freestanding appliances. With wall mounted gas central heating boiler, radiator, laminate flooring, double glazed window and a double glazed panel door opening to the rear garden.

Bedroom 9'11" x 9'7" (3.02m x 2.92m)

A versatile reception room or third bedroom, with oak finish flooring, ceiling coving, radiator and a double glazed window with fitted shutters.

Shower Room 6'3" x 5'4" (1.91m x 1.63m)

A most useful convenience, very smartly appointed with a modern white suite comprising corner shower enclosure, vanity wash basin with cabinet below, and the WC. With stylish wall and floor tiling, chrome towel radiator, extractor fan, electric shaver/toothbrush charging point and a double glazed window.

First Floor Landing

With fitted carpet.

Bedroom 12'0" x 11'0" (3.66m x 3.35m)

A double room with ceiling coving, radiator, fitted carpet and a double glazed window to the front elevation.

Dressing Room 9'8" x 5'11" (2.95m x 1.80m)

With a bank of fitted wardrobes and drawers, radiator and fitted carpet.

En-Suite Bathroom 9'6" x 8'1" (2.90m x 2.46m)

A luxuriously appointed bathroom features a stylish white suite comprising of a panelled bath with hand-held mixer shower attachment, separate shower enclosure, pedestal wash basin and WC. With attractive tiling and wet boarding, vinyl flooring, chrome towel radiator, column radiator with towel rail, extractor fan, wall cabinet and a double glazed window. A built-in cupboard provides useful additional storage.

Bedroom 10'11" x 9'1" max (3.33m x 2.77m max)

Also a double room, with ceiling coving, fitted carpet, radiator, fitted wardrobe and a double glazed window to the rear elevation.

External

The property boasts wonderful kerb appeal, standing behind a fenced boundary with a wide vehicle access onto a generous paved driveway, with a gravelled space for additional parking and a pretty front garden with lawn and established planting borders.

Garage 11'0" x 8'3" (3.35m x 2.51m)

A brick and tile constructed detached garage with up and over door, electric lighting and power sockets.

Office 7'10" x 6'4" (2.39m x 1.93m)

A portion of the garage has been converted to create this useful additional space, ideal as a home office or hobby room.

Rear Garden

The garden extends to the rear and side of the house, with attractive landscaping to provide a generous patio terrace, shaped lawn with established planting borders, additional paved terrace and a pond. To the side is a greenhouse and retained planters.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



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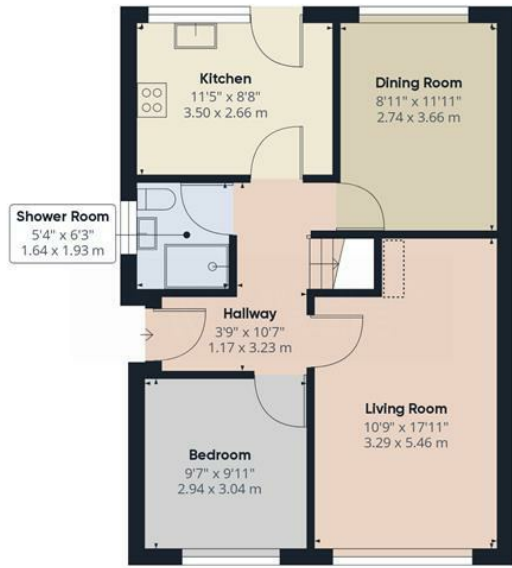


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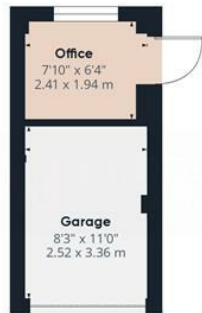




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1134.86 ft²
105.43 m²

Reduced headroom

3.82 ft²
0.35 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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