



5 Calam Villas, Atwick, YO25 8DL

£189.950



Our House are delighted to offer to the market, this well presented, three bedroomed semi-detached home. Situated in the coastal village of Atwick, the property is well located for a quiet life, suited to first time buyers, families and investors alike.

With recent works done to the property such as a newly fitted kitchen and new windows, the agent feels that there is scope for further redevelopment, subject to the necessary approvals.

The floorplan briefly comprises of, entrance hall, lounge, dining room, and kitchen. Upstairs there are three bedrooms and family bathroom. Externally, there are gardens to the front, side and rear, and parking to the front.

EPC - D  
COUNCIL TAX - B  
TENURE - Freehold

**Front Garden**

Spacious area laid mainly to lawn with a gravelled driveway, large enough for multiple vehicles.

**Entrance Hall**

Entrance door, window to side of property, staircase to first floor, radiator, laminate flooring.

**Lounge**

12'9" x 10'11" (3.89 x 3.35)  
Window to front aspect, laminate flooring, radiator.





### Kitchen Diner

19'1" x 10'11" (5.82 x 3.33)

Newly Fitted Kitchen, Windows to side and rear of property and French doors to garden making the most of the natural light. , fitted wall and base units, work surfaces, Belfast sink, built in electric oven and hob, built in dishwasher and washing machine, integrated fridge freezer. Extractor fan and laminate flooring.

Log burner fitted with brick inset.



### First Floor Landing

Window to side of property, radiator.

### Master Bedroom

11'8" x 10'11" (3.58 x 3.35)

Window to rear aspect, built in cupboard, radiator and carpeted flooring.

### Bedroom Two

11'1" x 9'10" (3.40 x 3.01)

Window to front of property, radiator, carpeted flooring.

### Bedroom Three

7'11" x 8'10" (2.43 x 2.71)

Window to front of property, carpeted flooring with radiator.

### Bathroom

7'3" x 5'2" (2.23 x 1.59)

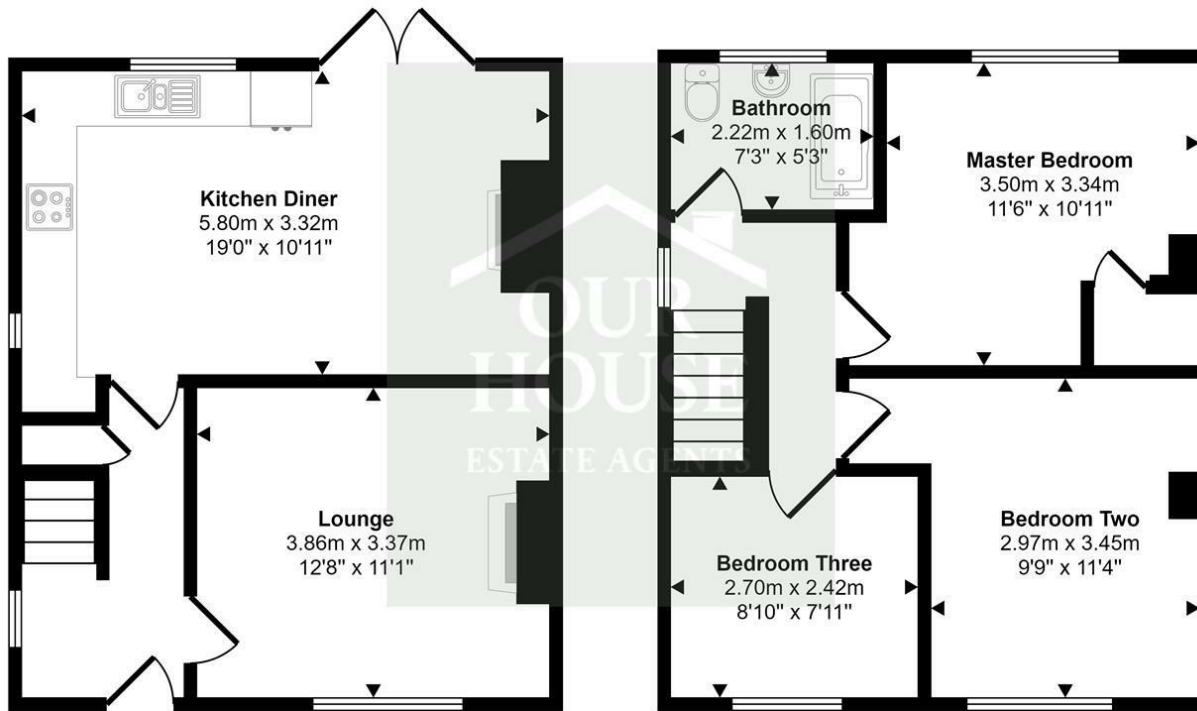
Window to rear of property, W.C, pedestal hand wash basin, panelled bath with shower over, heated towel rail, vinyl flooring, cladded walls.

### Rear Garden

Laid mainly to lawn, part gravelled, fenced boundaries, planted borders.



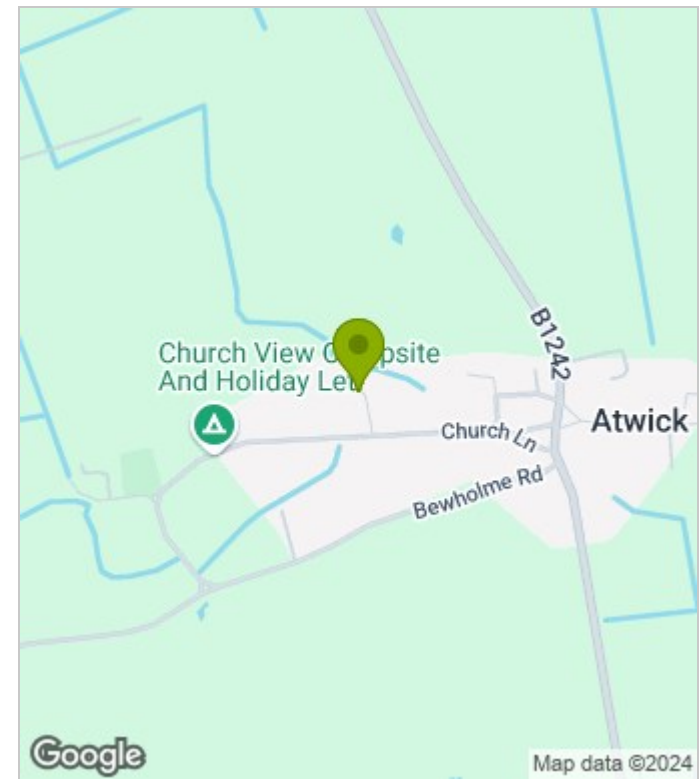
Approx Gross Internal Area  
80 sq m / 863 sq ft



Ground Floor  
Approx 40 sq m / 427 sq ft

First Floor  
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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