





The Property Specialists

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**Breeze House Church Lane, Atwick YO25 8DH**  
**Offers in the region of £199,950**



- Village Cottage
  - Super Potential
  - Plenty of Parking
  - Garage
- Two Reception Rooms
  - Modernisation required
  - Southerly Rear Aspect
  - Energy Rating - E

Enjoying a tucked away village location this cottage has two reception rooms, breakfast kitchen, utility room with stairs to two double & one single bedroom, study area to the landing and a spacious bathroom. Plenty of off street parking with single garage and a southerly aspect to the rear. The property does require updating and some modernisation.

LOCATION

This property enjoys a pleasant village setting on the southern side of Church Lane, benefiting from an open outlook at the rear over an adjoining paddock.

Atwick lies approximately 2 miles north of Hornsea on the B1242 and has a parish population of 315 (2011 census). The village includes its own public house overlooking the village green and is just a short drive from a long and sandy beach. More comprehensive facilities are readily available in the nearby town of Hornsea.

ACCOMMODATION

The accommodation has an oil fired central heating system from a modern compact boiler via hot water radiators, UPVC double glazing and is briefly arranged on two floors as follows:

UPVC FRONT ENTRANCE DOOR

With external lights opens into:

LIVING/DINING ROOM

15'3" x 13'3" (4.65m" x 4.04m")  
With a boarded ceiling, Victorian style cast iron basket grate fireplace with brick surround, two wall lights, stairs leading off and one central radiator.

SITTING ROOM

12'4" x 13'4" (3.76m" x 4.06m")  
With a boarded ceiling, timber fire surround with electric fire, four walls lights and one central heating radiator.

INNER HALL WITH CLOAKS

Incorporating a low level wc, wash hand basin and one central heating radiator.

KITCHEN

9'3" x 14'4" (2.82m" x 4.37m")  
With a range of light oak fitted base and wall units which incorporate and inset single drainer sink unit, a build in oven and LPG gas hob with cooker hood over, tiled worksurfaces and splasbacks, tilled floor covering, exposed beams to the ceiling, pine cladding to one wall and one cental heating radiator. There is also a solid fuel Aga which is set into a recess in a brick chimney breast which is not in working order.

REAR PORCH

3'5" x 10' (1.04m" x 3.05m)  
With rear entrance door, Navien oil fired boiler, one central heating radiator and leading to:

UTILITY ROOM

7'9" x 7'6" (2.36m" x 2.29m")  
With a single drainer stainless steel sink, wall cupboards, tiled splashbacks, and plumbing for an automatic washer.

FIRST FLOOR

SMALL LANDING

Leading to:

BEDROOM 1

12'11" x 13'4" (3.94m" x 4.06m")  
With a boarded ceiling and one central heating radiator.

BEDROOM 2

12'2" x 13'2" (3.71m" x 4.01m")  
With a built in cupboard over the stairs housing the hot water cylinder, boarded ceiling and one central heating radiator.

BEDROOM 3

9'4" x 8'11" (2.84m" x 2.72m")  
With one central heating radiator.

BATHROOM

7'10" x 9'3" (2.39m" x 2.82m")  
With a modern white suite comprising of a corner shower cubicle, wash hand basin set in a vanity unit with cupboards and drawers, low level wc set in

vanity unit, with drawers, tiled walls, and towel warmer.

OUTSIDE

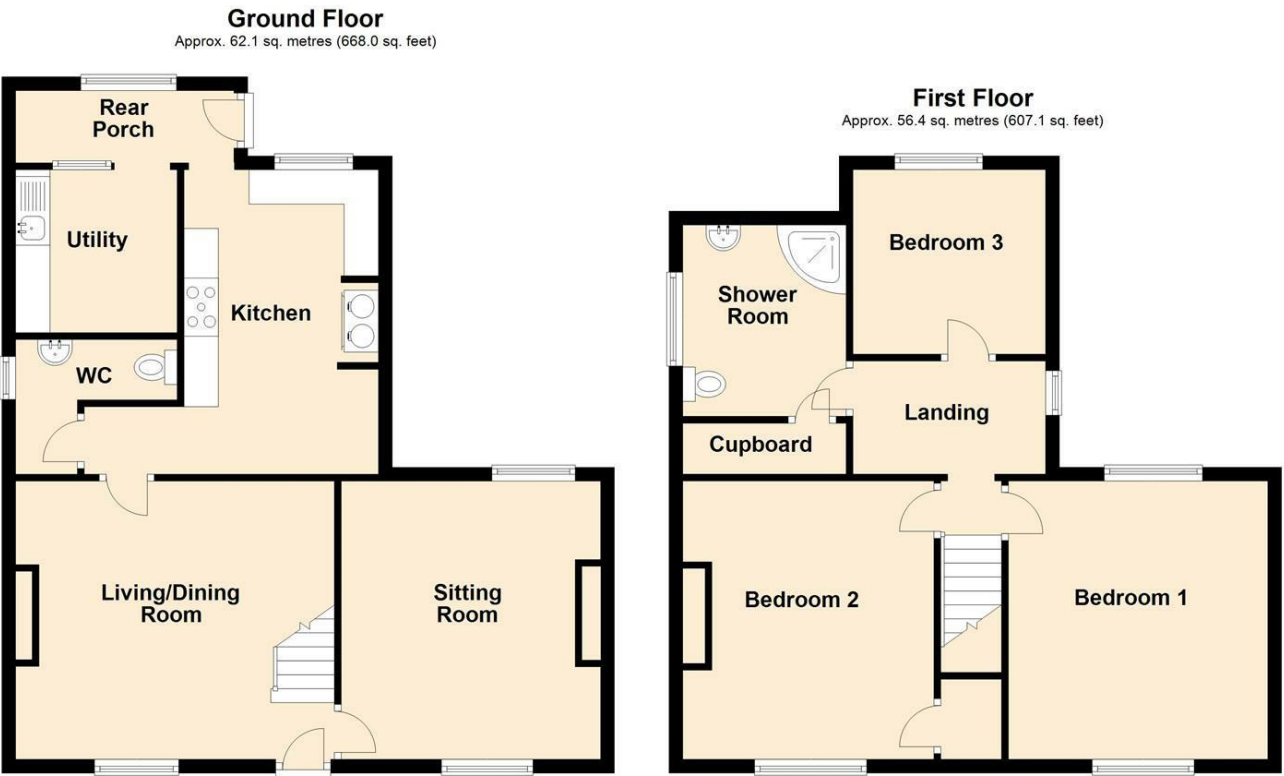
The cottage fronts onto a concreted parking area and a five bar gate opens onto a private concreted driveway, which is flanked by a lawned verge on one side and a border on the other. The driveway leads down to a garage and garden shed. There is a small rear lawn, concreted terrace area and paved patio.

COUNCIL TAX

This property is in council tax band D.

DRAINAGE

This property is served by a septic tank located in the adjacent properties land. It is not known at this stage if this is compliant with current legislation.



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.