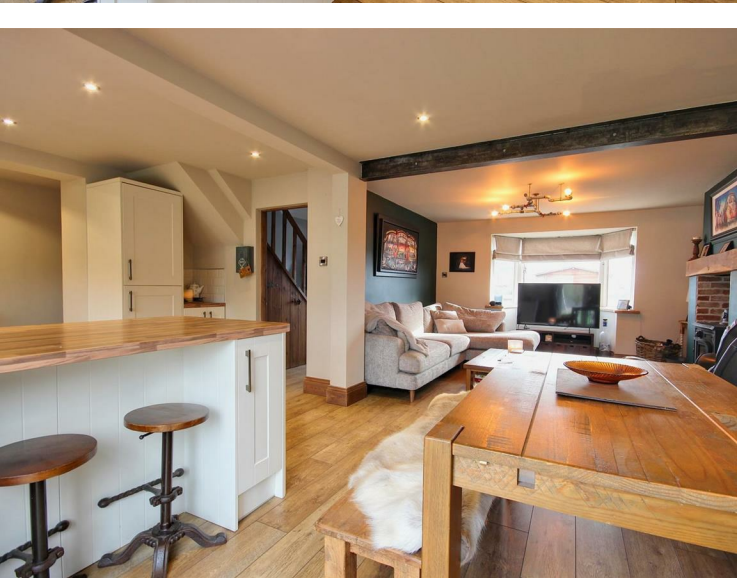




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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1 South View, New Ellerby, Yorkshire, HU11 5AX
Offers in the region of £209,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- Super Semi Detached Home
- Open Plan Dining Kitchen
- Garage
- Large Rear Garden

- Must be Viewed
- Modern Bathroom
- Range of Outbuildings
- Energy Rating - TBC

A beautifully appointment three bedroomed semi-detached home which features a 24ft open plan dining kitchen with 13ft sitting room leading off and sits in a generous garden plot with garaging, workshop and store along with a timber built garden store.

LOCATION

This property forms part of a small run of properties known as South View, which front onto Lambwath Lane in New Ellerby and is conveniently located between the seaside town of Hornsea with easy access to Hull and Beverley.

New Ellerby itself is a small rural village which lies about 1 mile to the east of Skirlaugh and about 9 miles from the city of Hull, a similar distance from the market town of Beverley and about 7 miles from Hornsea on the East Yorkshire Coast. The parish population of Ellerby (which incorporates both Old & New Ellerby) is 396 (1991 census). The parish has 2 public houses and a church.

ACCOMMODATION

The accommodation has underfloor heating to the ground floor accommodation, a Nest central heating system with hot water radiators to the first floor, UPVC double glazing, solid oak internal doors and is arranged on two floors as follows:

ENTRANCE HALL

6'1" x 11'
With UPVC front entrance door, stairs leading off incorporating storage cupboard under and laminate flooring.

DINING KITCHEN

24'3" x 11'4"
With a good range of fitted base and wall units incorporating contrasting worksurfaces with matching breakfast bar, built in oven and split level gas hob with cooker hood over, integrated fridge freezer, dishwasher and microwave, inset sink unit, downlighting to the ceiling, laminate flooring, personal door to the garage, double French doors to the rear garden and open plan to:

SITTING ROOM

13'4" x 11'3"
With a bay window to the front, a brick recess with

timber mantle over incorporating a wood burning stove which also has a back boiler behind and provides additional hot water to a storage tank (located in the loft) and there is woodgrain effect laminate floor covering.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space which is part boarded with folding loft ladder and doorways to:

BEDROOM 1 (REAR)

12'10" x 11'5"
With built in storage cupboard and one central heating radiator.

BEDROOM 2 (FRONT)

12'11" x 11'5"
With views towards fields and one central heating radiator.

BEDROOM 3 (FRONT)

8'4" x 8'6"
With one central heating radiator.

BATHROOM/W.C.

6'7" x 5'6"
With a modern suite comprising of a panelled bath incorporating an electric instant shower over and screen above, pedestal wash hand basin, low level W.C., part tiling to the walls, downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property sits back from the road behind a hedged frontage with plenty of parking and gravelled driveway in front of an on built garage (13'5" x 24'6") with power and light laid on. The garage also leads to an additional outbuilding which measures 19'4" x 11'11" and incorporates a separate W.C., wash hand basin and plumbing for an automatic washing machine. Leading on from this is a further workshop which measures 11'6" x

39'9" with power and light laid on.

A large paved patio adjoins the immediate rear of the property and beyond this is a generous lawned garden which enjoys a great deal of seclusion. A shared vehicular access leads along the side of the property to meet a gated access to the garden where an additional large timber built workshop is located with power and light laid on.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.