



Hawk Cottage, 59, Main Street,
Beverley, Etton, HU17 7PG
Guide Price £375,000



****Offers Considered****

This vacant property is the perfect family home nestled in the heart of this pretty, quaint village on the edge of Beverley/Walkington.

Cottage style & traditional in character but enjoying modern comfort. Its setting enhances the homes appeal, providing a peaceful retreat while still being within easy reach of larger towns, the charming village of Cherry Burton is close by offering an array of local amenities. Inside, the house features well-proportioned rooms that create a bright and airy atmosphere. With three generously sized reception rooms. Each room is thoughtfully laid out, allowing for flexibility in how the space can be used, whether it's a cosy sitting room, kitchen with sizeable dining area, or a home office. The property's layout ensures a comfortable flow between rooms, enhancing its overall livability.

The outdoor space provides a beautifully maintained garden. In addition external storage rooms that provide practical solutions for storing away gardening tools or other essentials. The garden is perfect for alfresco dining, gardening, or simply unwinding in a serene setting, making this property a true gem for anyone looking to enjoy village life.

Viewing advised to really appreciate the interior appeal!

East Riding of Yorkshire Council tax band - E Tenure -

Freehold EPC rating - D

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Tenure: Freehold
East Riding of Yorkshire Council
BAND: E

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Entering through uPVC front door. Staircase to first floor, underneath storage cupboard.

WC

Low level WC with pedestal hand wash basin, tiling to splashback. Travertine flooring.

LIVING ROOM

4.43 x 4.92 (14'6" x 16'1")

Sizeable room to the front, with cast iron fireplace with pine surround. Ceiling beams. Wall lighting.

DINING KITCHEN

4.45 x 5.40 (14'7" x 17'8")

Range of wall, base and larder oak finished units with granite work surfaces incorporating one and half bowl inset sink. Integrated dishwashing and fridge freezer. Range cooker. Dining area with French doors to rear garden terrace. Travertine flooring.

SITTING ROOM

4.46 x 4.85 (14'7" x 15'10")

A wood burning stove set within a slate fireplace, recessed stone surround. Beamed ceiling. Wall lighting. Double doors leading to..

GARDEN ROOM

3.37 x 3.79 (11'0" x 12'5")

Dual aspect with French doors to rear garden terrace. Vaulted ceiling with exposed beams with Velux.

REAR ENTRANCE

Back door off. Travertine flooring.

UTILITY ROOM

1.73 x 2.94 (5'8" x 9'7")

Wall units with worksurfaces, large Belfast sink. Space and plumbing for automatic washing machine and space for tumble dryer. Travertine flooring.

STUDY

2.21 x 1.83 (7'3" x 6'0")

Travertine flooring.

LANDING

Built in storage cupboard. Access to small room with velux roof light.

MASTER BEDROOM

4.51 x 4.88 (14'9" x 16'0")

Sizeable room complete with fitted furniture. Built in wardrobe.

ENSUITE

2.59 x 2.90 (8'5" x 9'6")

Three piece suite comprising of low level WC, vanity wash hand basin with additional storage and large walk in shower. Heated towel radiator.

BEDROOM TWO

4.53 x 3.96 (14'10" x 12'11")

Large room to front elevation. Cast iron fireplace.

FAMILY BATHROOM

2.59 x 2.90

White three piece suite comprising of low level WC, spa-bath with shower attachment, wash hand basin. Tiling to splashbacks. Heated towel radiator. Travertine flooring.

BEDROOM THREE

3.70 max x 4.04 max (12'1" max x 13'3" max)
L' shaped double bedroom to front elevation.

BEDROOM FOUR

3.72 x 3.36 (12'2" x 11'0")

Double bedroom to rear elevation.

EXTERNAL

To the front of the property there is a dropped curb for access to the integral garage.

The rear garden is south facing with brick walled boundary. Paved sun terrace. Laid to lawn areas and decorative borders. Brick built storage shed, boiler house and store.

ADDITIONAL INFORMATION

Please note our vendor has made us aware that the entrance hall and the garage of the property has flooded in 2007 and 2023.

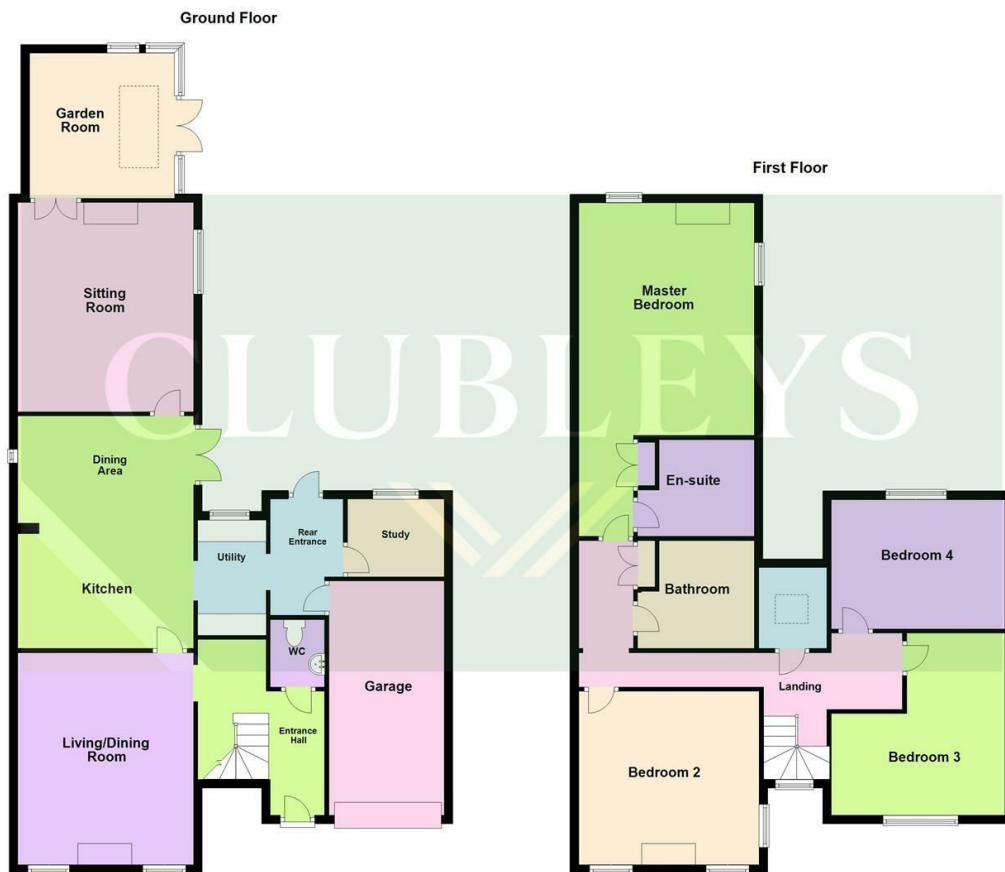
SERVICES

Mains water, electricity and drainage. The property is supplied by oil fired central heating.

APPLIANCES

No appliances have been tested by the agents.





AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

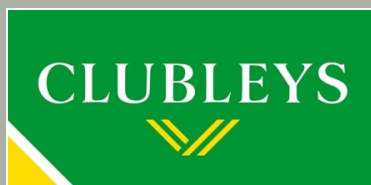
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.