



The Chestnuts Main Street, Catwick, Beverley, East Yorkshire,

- Well Presented Three Bedroom Detached Family House
- Lovingly Improved Versatile Accommodation
- Two Reception Rooms and Farmhouse Style Kitchen
- Generous Landing with Three Double Bedrooms
- Large Mature Gardens with Generous Parking Area and Double Garage
- Fabulous Garden Plot of approx. 0.55 acres with Pond
- Entrance Hall with Stairs Leading off
- Cloakroom Utility and Rear Entrance/Boot Room
- Modern Shower Room with Quality Fittings
- Gas Fired Central Heating System and Double Glazing

Offers In The Region Of £395,000



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The Chestnuts Main Street, Catwick, Beverley, East Yorkshire,

Welcome to "The Chestnuts", a fantastic three double bedroom detached house. Having been lovingly improved by the current owners to provide a great versatile family home. Located in the village of Catwick, between Beverley and Hornsea. The well proportioned accommodation is arranged on two floors and comprises:- Main front entrance hall with stairs leading off, front facing dining room with log burner, rear/side facing lounge with views over the garden, bespoke farmhouse style kitchen, rear entrance/boot room and a cloakroom utility. On the first floor can be found a generous landing area, three double bedrooms and a shower room. To the exterior there is parking provision for several vehicles along with a double garage, patio area and a wildlife pond. Undoubtedly one of the main features of the property must surely be the fabulous garden and mature Chestnut Tree. Gas fired central heating system and house double glazing.

Location

Located in the small rural village of Catwick (A1035). Located approx. 8 miles from the market town of Beverley, about 16 miles from the city of Kingston upon Hull and 6 miles from the East Yorkshire coastal town of Hornsea. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough. Hornsea is a popular East Coast town. The historic and commercial centre of the town is Newbigin, Market Place and Southgate being the service centre for the wider area and providing a good range of shops, services, entertainment, sporting and community facilities including Hornsea Freeport (formally Hornsea Pottery), Tesco Supermarket and the scenic Hornsea Mere.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard with light. Radiator and access into the ground floor rooms off.

Cloakroom Utility

10'7" x 7'10" includes wc (3.246m x 2.399m includes wc)

Fitted with a range of handmade base cupboards with wooden work tops and feature timber panelled wall. Inset Belfast style deep glazed sink unit with space for under counter appliances of washing machine, dryer and dishwasher. Window to the side elevation, tiled flooring, extractor fan and radiator. Separate WC with hi flush suite, wash hand basin and tiled flooring.

Lounge

17'11" x 12'3" (5.464m x 3.757m)

A lovely double aspect room which enjoys views towards the side garden area and Chestnut Tree via the French doors. Two radiators and fire surround with electric fire.

Dining Room

12'8" x 15'0" (3.879m x 4.579m)

Window to the front elevation, radiator and log burner with slate base and solid timber mantel.

Farmhouse Kitchen

14'11" x 13'7" (4.554m x 4.149m)

Fitted with a range of bespoke handmade base and wall units with Belfast style sink unit and feature brick slips to two walls, Dual fuel Smeg cooker and space for freestanding American style fridge/freezer. Windows to the front, side and rear elevations, tiled flooring and radiator.

Rear Entrance Boot Room

7'10" x 4'11" (2.408m x 1.508m)

Side entrance door provides access into this really useful area which provides access into the kitchen and main hallway. There is a wall mounted gas fired central heating boiler, radiator, tiled flooring and walk in cupboard off with tiled flooring and coat hooks.

First Floor Landing

6'3" extends to 8'2" x 23'6" (1.908m extends to 2.496m x 7.164m)

A well proportioned space with windows to the front and side elevations, access to roof void and inset ceiling spot lights. Access to all first floor rooms.

Bedroom One

13'7" x 15'0" (4.161m x 4.573m)

Triple aspect room with windows to the front, side and rear elevations and radiator.

Bedroom Two

12'8" x 14'11" (3.875m x 4.554m)

Window to the front elevation and radiator.

Bedroom Three

18'0" x 12'4" (5.507m x 3.763m)

Window to the rear elevation, radiator and part sloping ceiling profiles.



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Shower Room

11'3" x 8'1" (3.440m x 2.464m)

Fitted with a three piece suite of shower cubicle with main plumbed shower, wash hand basin and WC. Tiled walls and flooring, towel rail radiator, two windows to the side elevation and electric shaver point.

Double Garage

19'4" x 18'5" (5.901m x 5.625m)

With two electric up and over doors, light and power. Side single glazed window (boarded over) and access to part boarded roof void.

Outside

Occupying a main road frontage, the generous gardens extend to approx. 0.55 acres and are laid mainly to lawn with mature borders and distinctive Chestnut Tree. Gated access provides security and entrance to the parking area, garage access and rear patio areas. To the rear of the property can be found the wildlife pond.

Energy Performance Certificate

The current energy rating on the property is C (71).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number CAW031402022. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

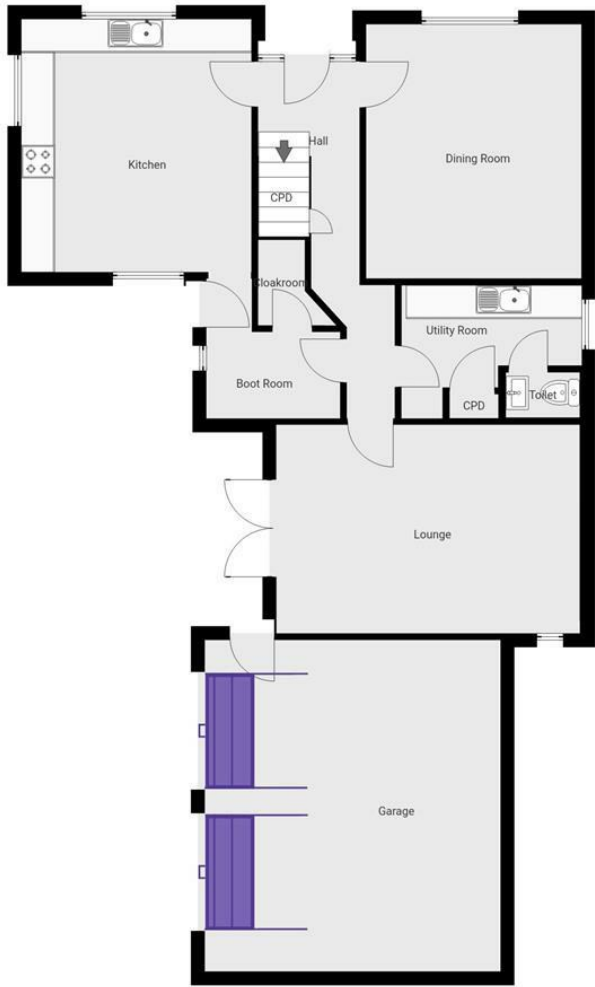
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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