



Main Street, Catwick, HU17 5PJ  
£595,000

Philip  
**Bannister**  
Estate & Letting Agents

# Main Street, Catwick, HU17 5PJ


## Key Features

- Executive Detached Home
- Beautifully Presented Throughout
- 4 Double Bedrooms
- 2 En-Suites + Family Bathroom
- Stunning Dining Kitchen + Day Room With Log Burner
- Utility Room & WC
- Lounge & Study
- Large Rear Garden With Southerly Aspect
- Parking & Double Garage
- EPC = TBC

Nestled within an exclusive private walled courtyard of just three executive properties, this spacious family home offers a blend of luxury, comfort, and style. Set on approximately 0.2 acres of stunning grounds, the property benefits from a desirable southerly aspect to the rear, allowing ample natural light throughout. Inside, the home is beautifully presented with high-end finishes. A welcoming entrance hall leads to a convenient cloakroom/WC, while the heart of the home is a stunning dining kitchen, complete with granite work surfaces and a bright day room. The day room boasts a 5kw log-burning stove, offering a cosy atmosphere and scenic views of the landscaped rear garden. A utility room and internal access to the integral double garage add practicality, while the spacious lounge, featuring a beautiful fireplace and French doors, opens out to the garden, creating a perfect space for relaxation and entertaining. The ground floor also includes a study, ideal for home working.

Upstairs, the property features four generously sized bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage. Two of the bedrooms enjoy en-suite shower rooms, all finished to an impeccable standard, while a lavish four-piece family bathroom completes the first floor.

Outside, the home provides ample parking in front of the double garage. The large rear garden, with a sun-soaked patio area, is ideal for outdoor living and offers excellent privacy, making it the perfect retreat for families looking for both luxury and tranquillity.

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













## LOCATION

Catwick is a charming rural village that offers peaceful countryside living while being conveniently located for transport links and amenities. The nearby market town of Beverley, just a 15-minute drive away, provides a range of shopping, dining, and leisure options, including the renowned Beverley Minster and Westwood Pastures. For commuters, the village has easy access to major roads such as the A165 and A1035, offering direct routes to Hull and Bridlington. The area is well-served for families, with excellent primary and secondary schools available in Beverley and nearby villages, and a range of leisure activities, including coastal walks, golf courses, and nature reserves.

## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

An inviting entrance hall, accessed through a stylish composite door, setting the tone for the home beyond. The space is very welcoming, featuring a beautifully crafted turning staircase leading to the first floor. To the side, a convenient cloakroom/WC provides practical functionality.

#### CLOAKROOM/WC

The cloakroom is stylishly fitted with a two-piece suite, including a WC and a sleek vanity wash basin. The basin is complemented by a tiled surround, adding a modern touch.

#### LOUNGE

19'8 x 17'1 (5.99m x 5.21m)

The spacious lounge, situated at the rear of the property, offers a perfect blend of comfort and elegance. French doors open directly onto the garden, allowing natural light to flood the room and providing easy access to outdoor living. A charming feature fireplace with an open grate fire, framed by a solid wood decorative surround, serves as the room's focal point, creating a warm and inviting atmosphere.

#### STUDY

10'4 x 7'8 (3.15m x 2.34m)

A well-designed study at the front of the property can serve as a versatile and productive space.

## OPEN PLAN DINING KITCHEN & DAY ROOM

### KITCHEN

13'4 x 12'9 (4.06m x 3.89m)

This beautifully crafted kitchen boasts sleek granite work surfaces and stylish tiled splashbacks, perfectly complementing the ceramic sink unit. Elegant display cabinets enhance the charm, while a freestanding Rangemaster cooker adds a professional touch. The kitchen is fully equipped with an integral dishwasher and fridge freezer, making it as functional as it is inviting. Underfoot, underfloor heating provides warmth and comfort, creating a luxurious space for both cooking and entertaining. The kitchen is open to:

### DINING AREA

11'2 x 19'6 (3.40m x 5.94m)

The spacious dining area is designed to accommodate a large table and chairs, perfect for family gatherings or entertaining guests. The sleek continuation of the underfloor heating from the adjacent spaces ensures comfort year-round, while the natural flow of the room leads seamlessly into a bright, open-plan living area, enhancing the sense of space and connectivity throughout the home.

### DAY ROOM

11'2 x 18'7 (3.40m x 5.66m)

This beautiful living area combines rustic charm with modern comforts, featuring exposed brick walls that add character and warmth. The space is bathed in natural light from panoramic garden views, while elegant French doors invite seamless indoor-outdoor living. Cosy underfloor heating enhances comfort throughout, and a stunning 5kW log-burning stove nestled in one corner creates the perfect ambiance for relaxing evenings.

### UTILITY ROOM

8'6 x 6'2 (2.59m x 1.88m)

The utility room, conveniently located off the kitchen, is equipped with both wall and base units, offering ample storage. It features a tiled splashback, a practical sink unit, and space with plumbing for an automatic washing machine, as well as a second undercounter appliance. A door provides direct access to the side of the property, adding extra functionality.

## FIRST FLOOR

## LANDING

The large landing provides convenient access to the first-floor accommodation, offering a bright and spacious area to move between rooms. It features a built-in airing cupboard, ideal for additional storage.

### BEDROOM 1

17'6 + wardrobes x 17'3 (5.33m + wardrobes x 5.26m)

This expansive primary bedroom boasts impressive dimensions, providing ample space for both relaxation and rest. A series of built-in wardrobes offer abundant storage while maintaining a sleek, uncluttered aesthetic. The room seamlessly connects to a private en-suite, enhancing the overall convenience and luxury of the space.

### EN-SUITE

This luxurious en-suite shower room features a stylish three-piece suite, including a WC with a concealed cistern, a sleek vanity wash basin, and a spacious corner shower enclosure with a thermostatic shower for ultimate comfort. The room is elegantly finished with large wall and floor tiles, creating a seamless and modern aesthetic. A chrome heated towel rail adds both practicality and a touch of sophistication, enhancing the overall sense of indulgence in this beautifully designed space.

### BEDROOM 2

15'2 x 11'4 (4.62m x 3.45m)

This spacious second double bedroom features built-in wardrobes for ample storage and a charming Juliet balcony that overlooks the expansive rear garden. The room also benefits from its own en-suite, providing convenience and privacy.

### EN-SUITE

This luxurious second en-suite features a sleek, concealed cistern WC, a stylish vanity wash basin, and a modern corner shower enclosure with a thermostatic shower for precise temperature control. The space is beautifully finished with large wall and floor tiles, creating a clean and contemporary feel, while a chrome heated towel rail adds a touch of elegance and comfort.

### BEDROOM 3

15'3 + wardrobes x 11'2 (4.65m + wardrobes x 3.40m)

This spacious third double bedroom offers ample room and features a series of built-in wardrobes, providing plenty of storage for clothing and personal items.









## BEDROOM 4

12'7 x 7'8 (3.84m x 2.34m)

The fourth double bedroom is spacious and features built-in wardrobes, offering ample storage without compromising the room's layout.

## BATHROOM

This luxurious family bathroom boasts a sleek twin-end bath, perfect for relaxation, complemented by a concealed cistern WC and a modern vanity wash basin for a seamless look. The corner shower cubicle, equipped with a thermostatic shower, offers a spa-like experience, while large wall and floor tiles create an elegant, spacious feel. A chrome heated towel rail adds both style and comfort, ensuring a warm, inviting space for the whole family.

## OUTSIDE

### FRONT

The front of the property boasts a spacious block-paved forecourt, providing ample parking for multiple vehicles. Steps lead up to the welcoming entrance door, and there is convenient access to both sides of the property for added practicality.

### REAR

The large rear garden, predominantly laid to lawn, offers a spacious outdoor setting, perfect for relaxation and entertaining. An extensive patio area seamlessly adjoins the property and can be accessed from both the lounge and the day room, providing easy indoor-outdoor flow. Timber fencing borders the perimeter, ensuring privacy, while established planting beds and a charming garden pond add to the garden's natural appeal. Not overlooked at the rear and benefiting from a southerly aspect, this garden enjoys sunlight throughout the day.

## DOUBLE GARAGE

The property features an integral double garage located at the front, complete with an automated up-and-over door for convenient access. Equipped with both lighting and power, the garage offers functionality and convenience for storage or work projects. For easy internal access, a door leads directly from the garage into the kitchen, ensuring seamless connectivity between the two spaces.

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has a mixture of uPVC double glazed frames and sealed unit double glazing.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**CONSERVATION AREA** - We understand that the property lies within a conservation area.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







GROUND FLOOR  
1442 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 2677 sq.ft. (248.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

