



Quick & Clarke
PROPERTY SPECIALISTS

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Tenor View Old Lane, Sigglesthorne, HU11 5QF
Offers in the region of £135,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Well presented cottage
- Breakfast kitchen
- Parking
- No Chain

- Spacious lounge
- Modern shower room
- Well secluded garden to rear
- Energy Rating - D

LOCATION

This property forms the rear wing of just four properties which front onto Old Lane which is located between East Lane and Main Street.

Sigglesthorne is an attractive and well-regarded village situated in the heart of the Holderness countryside, offering a delightful balance of rural charm and excellent accessibility. The village benefits from a strong sense of community and is served by its own primary school and church, making it particularly appealing to families and those seeking a quieter pace of life. Conveniently located, Sigglesthorne lies within easy commuting distance of the city of Hull (approximately 14 miles) and the historic market town of Beverley (around 10 miles). Also close at hand is the highly regarded Hornsea Garden Centre, a favourite local destination providing an excellent selection of plants, home and garden accessories and a popular café.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

5'7" x 6'5"
With a composite entrance door, LVT flooring, stairs leading off and one central heating radiator.

LOUNGE

15' x 14'7"
With beams to the ceiling, a wood burning stove set in a recess with timber surround, three wall light points, dado rail and one central heating radiator.

BREAKFAST KITCHEN

9'1" x 13'11"
With a good range of base and wall units incorporating worksurfaces with an inset 1 1/2 bowl sink unit, integrated freezer, a wall mounted modern central heating boiler, plumbing for an automatic washing machine, a slot in cooker, a feature radiator and UPVC rear entrance door.

SHOWER ROOM / W.C.

5'4" x 6'11"
With a modern suite comprising of an independent shower cubicle, vanity unit housing the wash hand basin, low level W.C., a column radiator, full height tiling to the walls and ceramic tile floor covering.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1

15' x 15'1"
With one central heating radiator.

BEDROOM 2

11' narrowing to 7'10" x 15'1" overall
(This room could be reconfigured to provide a first floor bathroom and/or an additional bedroom - subject to any relevant planning regulations). With a deep built in cupboard, vanity unit housing a wash hand basin and two central heating radiators.

OUTSIDE

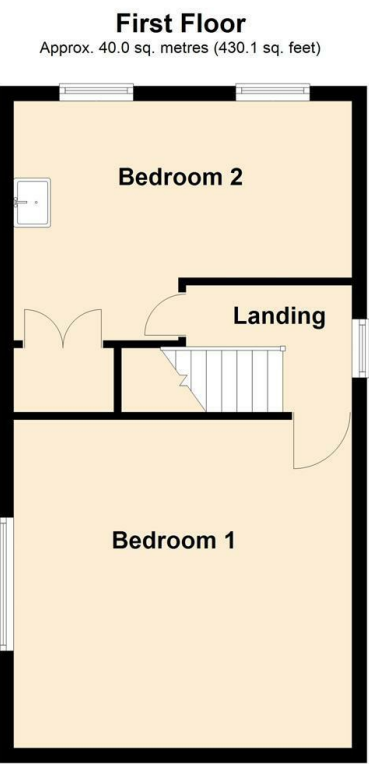
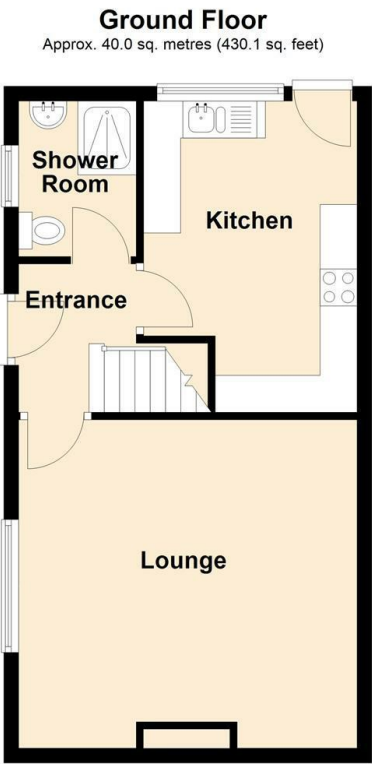
The property is approached over a shared access and leads to a private tarmacadam parking drive to the side of the property, to the rear is a well secluded enclosed garden with a decked sun terrace, paved and gravelled surfaces, an outside cold water tap and external light. There is a pedestrian right of access across the rear of the property for the adjoining property 'Beach House'.

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 A.



Total area: approx. 79.9 sq. metres (860.2 sq. feet)