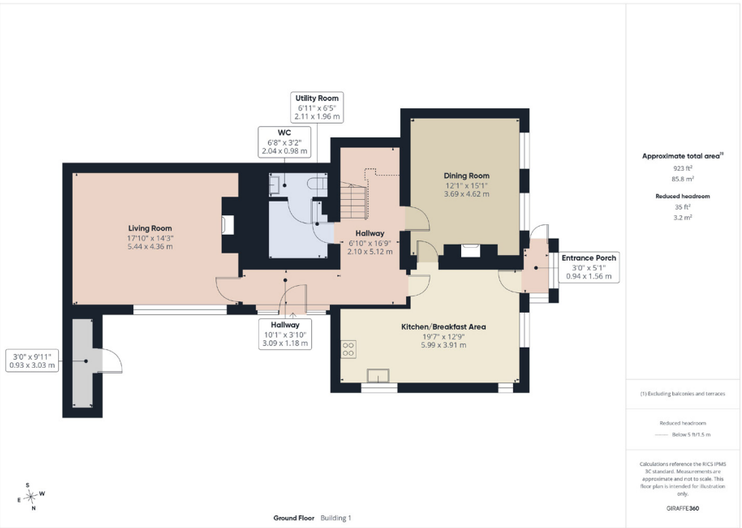


Ground Floor Building 1

Approximate total area(1)

923 ft²

85.8 m²

Reduced headroom

35 ft²

3.2 m²

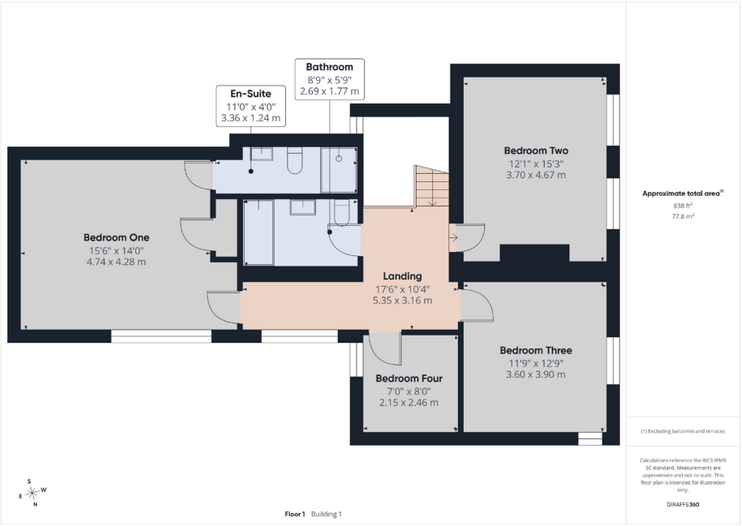
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

Approximate total area(1)

838 ft²

77.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Guide Price £375,000

Carr Holme Lodge, Watton, YO25 9HZ

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

SERVICES
Oil fired central heating. Understood to all be connected to mains. Mains water and electric.

TENURE
The property is freehold with vacant possession on completion.

COUNCIL TAX BAND
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC
This property's energy rating is E.

VIEWING
Strictly by appointment with the sole agents.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison

Carr Holme Lodge, Watton, YO25 9HZ

DESCRIPTION

A rare opportunity to acquire a spacious semi-detached period property, ideally positioned in a semi-rural location with excellent access to both Beverley and Driffield. Carr Holme Lodge offering generous accommodation throughout, is an impressive family home combining period character with modern family living with additional scope for the new owners to continue improving and personalising the property to their own requirements.

The accommodation includes four well-proportioned bedrooms, along with three reception rooms, providing flexibility for family life, working from home or additional living space. Externally, the property is particularly impressive, boasting a fantastic-sized garden offering plenty of space to enjoy the outdoors, alongside ample off street parking which adds further practicality. Properties of this nature and with such a generous plot are rarely available, making this an exciting opportunity for those looking for a substantial family home in a semi-rural setting while remaining within easy reach of Beverley and Driffield. Offered for sale with no onward chain, viewings are highly recommended to fully appreciate the space, setting and potential this property has to offerThe property briefly comprises:- entrance porch leading into an kitchen/breakfast area, hallway, lounge, dining room, utility room, WC, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, large rear garden, detached garage and off street parking.

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

Door to the side aspect with window to the front and laminated flooring. Door leading into:

KITCHEN/BREAKFAST AREA- 19’7 (5.99m) x 12’9 (3.91m)

Open plan, modern space with windows to the front and side aspect, tiled splash back, a range of shaker style wall and base units with large island, one and a half sink with drainer unit, integrated dishwasher, space for fridge/freezer, oven with electric hob and extractor fan, laminated flooring, radiator and power points.

HALLWAY

Door and window to the side aspect, wall lighting, dado rail, stairs leading to the first floor landing, laminated flooring, radiator and power points.

LOUNGE- 17’10 (5.44m) x 14’3 (4.36m)

A spacious living area with window to the side aspect, coving, log burning stove with exposed brick surround and tiled hearth, fitted carpets, radiator, TV point and power points.

UTILITY ROOM- 6’11 (2.11m) x 6’5 (1.96m)

Partially panelled walls, tiled splash back, a range of wall and base units, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

WC- 6’8 (2.04m) x 3’2 (0.98m)

Partially panelled walls, tiled splash back, low flush WC, sink with vanity unit and mixer tap, tiled flooring, radiator

DINING ROOM- 12’1 (3.69m) x 15’1 (4.62m)

Window to the front aspect, log burning stove with tiled surround, hearth and mantel piece, fitted carpets, radiator and power points,

FIRST FLOOR LANDING

Window to the side aspect, dado rail, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 15’6 (4.74m) x 14’0 (4.28m)

Double primary bedroom with window to the side aspect, coving, partially panelled walls, built in wardrobes and storage shelving, additional built in cupboard, fitted carpets, radiator, TV point and power points.

EN-SUITE- 11’0 (3.36m) x 4’0 (1.24m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, walk in shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 12’1 (3.70m) x 15’3 (4.67m)

Dual aspect windows to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 11’9 (3.60m) x 12’9 (3.90m)

Windows to the front and side aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 7’0 (2.15m) x 8’0 (2.46m)

Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 8’9 (2.69m) x 5’9 (1.77m)

Velux window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, ‘P’ shaped bath with overhead shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

Located to the side of the house is a North facing garden which is of ample size and is mainly laid with lawn. There is a hard landscaped and gravelled area, established borders with hedging, planted trees and shrubs and timber fencing making it fully secure.

OUTBUILDING- 3’0 (0.93m) x 9’11 (3.03m)

Brick outbuilding housing the oil boiler, power and lighting.

GARAGE- 8’11 (2.73m) x 23’0 (7.02m)

Large garage and double doors to the front with power.

PARKING

Gated off street parking for multiple cars.