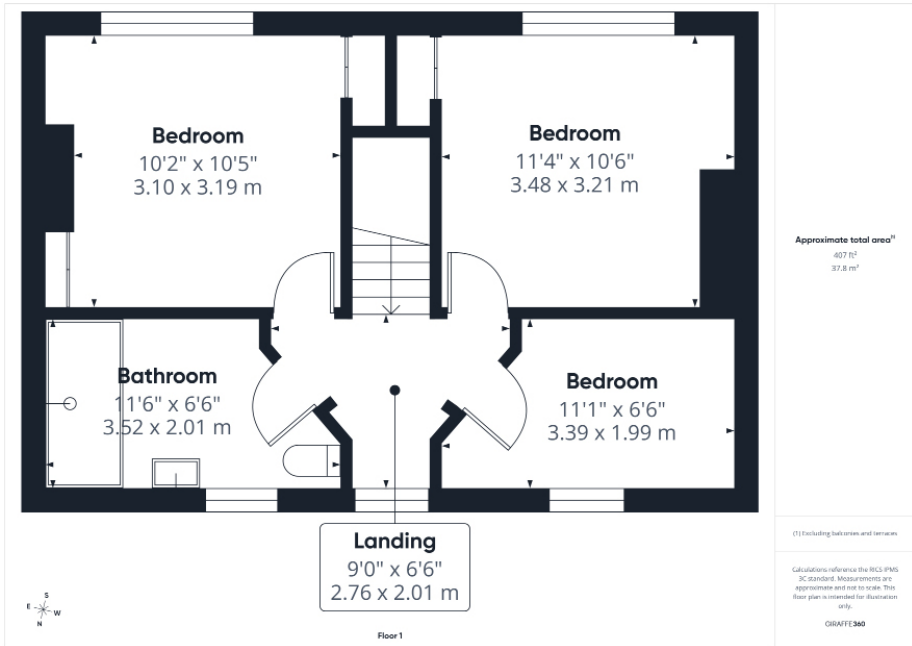
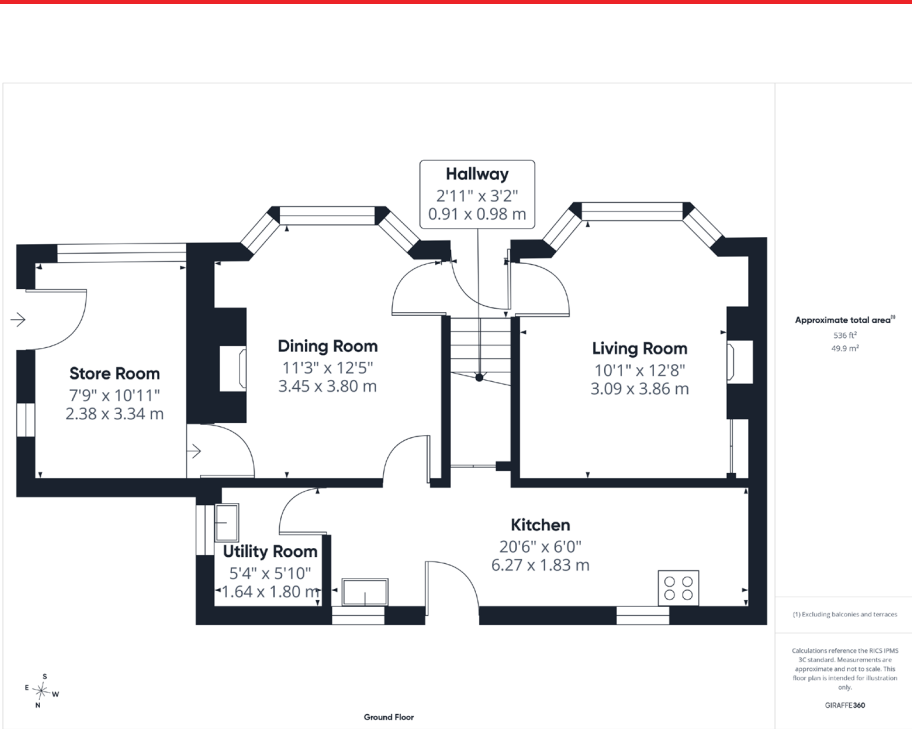




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



OIRO
£250,000

The Gables,
Arram,
HU17 7NR

HEATING AND INSULATION
The property has oil-fired radiator central heating and extensive uPVC double glazing.

SERVICES
Electricity is connected to the property. The house has been subject to full rewiring in recent years. The house is connected to the water main. It is a separate 32mm piped and metred supply believed to have been laid by a Yorkshire Water-approved sub-contractor. Drainage is via a septic tank which has been emptied regularly. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agent's Beverley office on on 01482 866844.



12 Market Place, Beverley | 01482 866844 | 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



The Gables, Arram, HU17 7NR

DESCRIPTION

A delightful opportunity to acquire a traditional, double and bay-fronted detached house in a rural location on the edge of Arram. The property occupies an appealing plot of about 0.18 acres but will require some updating. There is scope for significant side and rear extension of the property through established permitted development rights, and scope for further development subject to planning consent. It will certainly make a great home in a rural spot that isn't too far from Beverley. No forward chain.

Beyond its rural appeal Arram also has a railway station providing connections to Beverley and Driffield as well as further afield. The house is one of just two on the road, which is adopted and maintained by the Council. It is a no-through road as beyond The Gables is the boundary for Normandy Barracks at Leconfield which is the home of the Defence School of Transport (DST). There is extensive mature tree planting/landscaping on the edge of the DST which adds to the character and setting of the house. Gigabit-capable broadband has recently been provided to the property although connection to a broadband provider is required.



The accommodation in full comprises: an Entrance Hall, 2 Reception Rooms each with bay windows, a Kitchen and a Utility Room. To the first floor are 2 Double Bedrooms, a Single Bedroom and a Shower Room. There is a further room to the side of the living room that acts as a store room or side entrance hall but there appear to be some structural issues with the roof. It could make a useful study or suit another purpose. A driveway leads to a detached garage and there are a number of other outbuildings in the garden. There are good sized mature gardens to the front and larger gardens to the rear as you would expect of a plot of its size.

A house in a lovely rural location and on an attractive plot. While the house will require some updating it will make a lovely home. There is no forward chain and early viewing is essential.

LOCATION

Arram is a hamlet located just to the east of Leconfield. There are attractive walks in the area and the Minster Way passes nearby. A notable feature is the railway station at Arram which sits on the Hull to Bridlington (ultimately Scarborough) line which provides connectivity with Beverley and Driffield as well as the wider railway network. Beverley and Driffield both provide an extensive range of local shops and amenities.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - with a bay window to the front and a fireplace.

Dining Room - with a bay window to the front and a fireplace.

Kitchen - with a range of base and wall mounted units, stainless steel sink and single drainer, electric cooker point, three windows and a door to the rear.

Utility Room - plumbing for an automatic washing machine, window to the side and hand basin.

Storage Room - with a window and door to the side. The roof of this part of the house appears to have some structural issues. Interested parties are advised to seek advice.

First Floor Landing - with a window to the rear.

Bedroom 1 - a double bedroom with a window to the front and built in cupboard.

Bedroom 2 - a double bedroom with a window to the front and built in cupboard.

Bedroom 3 - a single bedroom with a window to the rear.

Shower Room - with a spacious walk-in shower, low flush WC, pedestal wash hand basin and a window to the rear.

OUTSIDE

Driveway and Garage - a gravelled driveway leads to a traditional concrete sectional detached garage with an up-and-over door.

Gardens - there are mature gardens to the front of the property with an area of lawn, herbaceous beds and borders, and hedging to the perimeter. The rear gardens are a good size, also with lawn and a range of herbaceous beds and borders, mature trees, and a fence and hedging to the perimeter. There are a number of outbuildings including a summer house and a brick store that may require some structural work to it.