



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Asking Price
£275,000

4 Atwick Road,
Bewholme,
YO25 8DT

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

SERVICES
Mains water, gas and electricity are connected to the property. Drainage is via a septic tank. 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 agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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This traditional semi-detached house will be of real interest to a range of buyers. Its enviable plot size, delightful location, character and a range of other factors will have wide appeal. The accommodation may benefit from some sympathetic updating, but it has been a comfortable and happy home for some years and has a lovely feel to it. Rural fields to the front and rear provide an appealing setting, particularly with the open views to the front and Bewholme is a highly regarded and peaceful village. Atwick Road does get a little more traffic along it at peak times, but it is not a principal route to the coast and the house is set back from the road by the generous front garden. The rear garden is of a good size and accommodates a garage, greenhouse and summerhouse. The 1930's period of the house is retained with some original features including the doors and Art Deco door furniture. The generously proportioned accommodation may also lend itself to some extension, subject to any necessary permissions. The accommodation benefits from oil-fired central heating and extensive uPVC double glazing. It briefly comprises: an Entrance Hall, Living Room with a bay window to the front, a Dining room with reclaimed feature fireplace, Kitchen with a range of hand made fitted units, WC Cloaks, Utility Room, 2 Double Bedrooms, a Single Bedroom and a Bathroom. There are largely lawned gardens to the front, a driveway leads through a car port to a single garage in the rear garden and there are generous largely lawned rear gardens.

A really lovely home in a desirable position. Early viewing is essential but we do have a 360 degree tour available which will provide an excellent overview in the first instance.

ACCOMMODATION

Entrance Hall - stairs to the first floor, window to the front, understairs cupboard and picture rail.

Living Room - an attractive room with a bay window to the front which, given the house's slightly elevated position, offers appealing views south over the garden and across fields. Picture rail and fireplace.

Dining Room - with a range of cupboards fitted into the chimney recess. Reclaimed feature fireplace, picture rail and window to the rear.

Kitchen - a range of base and wall mounted hand-made units, electric cooker point, stainless steel sink and double drainer, window to the side and door to the kitchen with coloured lights installed by the current owner.

Rear Entrance Hall - door to the garden.

WC Cloaks - with a traditional low flush WC and window to the side.

Utility Room - with a Belfast sink, plumbing for automatic washing machine, window to the rear and oil-fired boiler.

First Floor Landing - window to the side.

Bedroom 1 - a double bedroom with a bay window to the front providing appealing views over the fields. Picture rail.

Bedroom 2 - a double bedroom with a window to the rear, fitted wardrobes and a picture rail.

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

Bathroom - a three piece suite in white comprising panelled bath with a shower over, low flush WC and wash hand basin. 2 windows to the side, tiling and fitted cupboard.

OUTSIDE

Gardens - there are largely lawned gardens to the front of the property with a hedge and fencing to the perimeters. To the rear of the property there are good sized gardens which are largely lawned, a hedge and fencing to the perimeter, a greenhouse and a timber summer house.

Parking and Garage - a gravelled driveway lies at the front of the house with space for a number of vehicles. This leads past a gate and under a long car port which is partly attached to the side of the house and up to a single garage at the rear with an up-and-over door.

4 Atwick Road, Bewholme, YO25 8DT

DESCRIPTION

A traditional 3 bedroom semi-detached house occupying a lovely position in this pretty East Yorkshire village. The house is believed to have been constructed in the 1930's and retains a number of period features which combine with its spacious plot and delightful setting to create a great opportunity to purchase a practical but interesting home. There are open views across the fields to the front and rear and the southerly view to the front in particular is delightful. Early viewing is highly recommended.

LOCATION

The property lies on the east side of Bewholme, a pretty East Yorkshire village a few miles inland and north west of Hornsea so excellently positioned for access to the coast, without being coastal. Hornsea to the south east, Bridlington to the north, as well as Beverley and Driffield provide a good range of further amenities. The next village along is Atwick where the beach is a walk of just half a mile or so along Cliff Road. This is an excellent location for accessing the towns and many amenities along the East Yorkshire coast. Atwick is approximately 16 miles from Hull, 12.5 miles from Bridlington and 12/13 miles from Beverley and Driffield.

