

**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

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

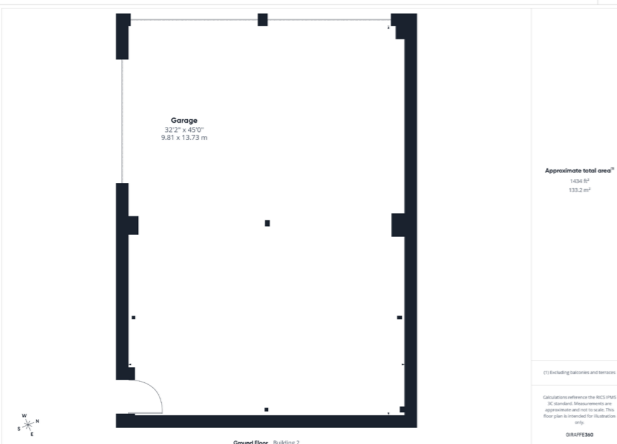
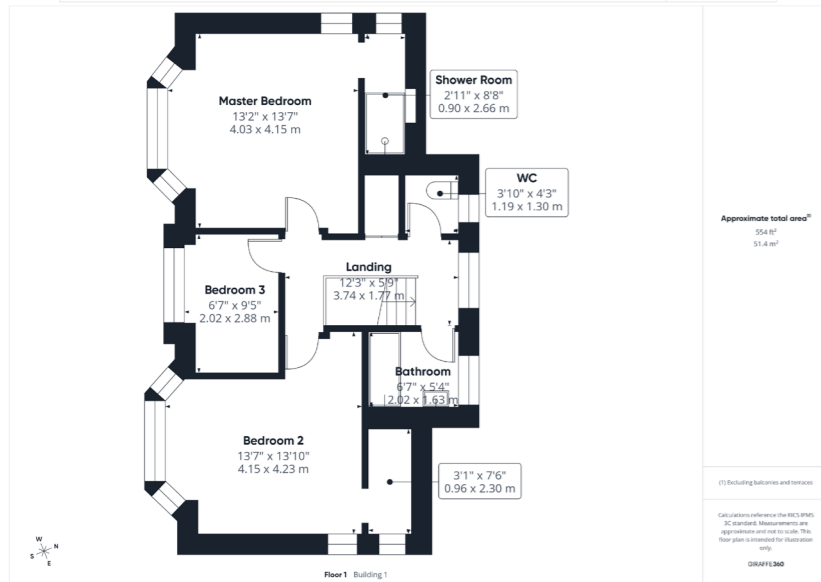
**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



**Asking Price**  
**£575,000**

**Clarence House,  
Hull Road,  
Salt End**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

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**Dee Atkinson & Harrison**



It briefly comprises: an Entrance Hall, a Living Room with bay window to the front and windows to two further aspects, a Dining Room with bay window to the front and further window to the side, a Study, a modern fitted Kitchen with a range of appliances, breakfast bar and windows to two aspects and then the large room at the back which is nearly 400 sq. ft in its own right and has multiple windows over two aspects. To the first floor is a Master Bedroom with a bay window, extensive fitted bedroom furniture and an en suite Shower, a further Double Bedroom also with a bay window, a Single Bedroom, Bathroom and separate WC. There is a good size lawned front garden with a high hedge and low wall to the roadside which help to shield it from the road. Remotely operated double gates provide access to the property from the road and lead to a large area of hardstanding and parking which make up much of the plot. The yard dog-legs towards the northern side and in this area there are a number of storage units. What is likely to be of significant interest to most purchasers is the large workshop of over 1400 sq. ft that is also tall which has been used to work on haulage vehicles. There are two high (around 15 ft) electric doors to the western aspect and one to the south. This space could be useful for use as workshop, warehouse or just to accommodate vehicles or motorhomes (business use subject to any necessary permissions) but the workshop is well built.

**ACCOMMODATION**

**Entrance Hall** - with stairs to the first floor and attractive wooden flooring.

**Living Room** - a spacious room with a bay window to the front and further windows to the side and rear. Fireplace, built-in cupboard and attractive wooden flooring.

**Dining Room** - with a bay window to the front, further window to the side, fireplace and attractive wooden flooring. Opens onto the...

**Study** - with a window to the side and attractive wooden flooring.

**Kitchen** - a good sized kitchen with an attractively fitted range of modern units including a number of fitted appliances as well as a breakfast bar. Windows to two sides.

**Snooker Room** - a large room currently housing a full size table providing almost 400 sq. ft. of space with three windows across two aspects as well as a sliding patio door.

**Outside WC** - there is an externally accessed WC at the rear of the house.

**First Floor Landing** - with a window to the rear and built in cupboard.

**Master Bedroom** - a double bedroom with an extensive range of fitted bedroom furniture including wardrobes. Bay window to the front. Access to...

**Shower Room** - fully tiled with a walk-in shower.

**Bedroom 2** - a double bedroom with a bay window to the front, further window to the side and an open storage space.

**Bedroom 3** - a single bedroom with a window to the front and fitted dressing table with storage.

**Bathroom** - fitted with a modern suite including a panelled 'P'-shaped bath with shower screen and shower over as well as a wash-hand basin with storage under. Fully tiled walls and a window to the rear.

**Separate WC** - low flush wc, fully tiled walls and a window to the rear.

**Outside** - There is a lawned garden to the front of the property which helps set it back from the road from which screening is provided by a high hedge and low brick wall on the outside. The property is accessed via remotely operated electric gates which opens onto a large parking and hardstanding area which takes up much of the 0.37 acre plot. The hardstanding dog-legs at the north west corner where there are a number of storage buildings. In the north east corner there is a large workshop offering over 1400 square feet of space. This can be accessed via three high (around 15 ft) electric doors, two on the western side and one on the southern side. There is also a courtesy door on the southern side. The workshop is tall enough to accommodate motorhomes and haulage trucks and is in excellent condition. It may well appeal to buyers for personal use as a workshop or for storage but may also be ideal for running a business from (subject to any necessary permissions). These could range from a plumber's to electrician's yard, vehicle engineering or even a warehouse, (again, subject to necessary permissions). It does not currently have a rateable value. The potential for use for commercial activities is enhanced by the excellent connection to the road network provided by its location on the A1033. The A1033 links to the A63 and M62 providing connections to the local and regional road network.

# Clarence House, Hull Road, Salt End, HU12 8DZ

**DESCRIPTION**

With a plot of around 0.37 acres that includes an extensive hardstanding area with a large tall workshop of over 1400 sq. ft. this property will be sure to be of interest to a range of purchasers. That is particularly so as it includes a good sized three bedroom house in very good condition. It is likely to be of particular interest to those looking for a home with significant storage space or buyers looking to run a business from home (subject to necessary permissions). Early viewing is essential.

This well appointed residential property provides nearly 1800 square feet of accommodation including a large ground floor room with a full size snooker table that may also be used for a variety of different purposes. The property is very well presented with a modern kitchen, bathroom and shower room. With gas fired central heating and uPVC double glazing

**LOCATION**

The property is situated on the east side of Hull and provides immediate access to the A1033 which links to the A63 and then M62.

