



Quick & Clarke

PROPERTY SPECIALISTS

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Fosse Bank Church Lane, Atwick, East Yorkshire, YO25 8DH
Offers in the region of £350,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- An Outstanding Individual Detached Bungalow
- Sought after East Yorkshire Coastal Village
- Bright and Airy Throughout
- Conservatory
- Lovely Gardens with Hot Tub

- Enjoys a Well Secluded Location
- Spacious Three Bedroomed Accommodation
- Dining Room & 17ft Breakfast Kitchen
- Block Paved Parking Court & Double Garage
- Energy Rating - D

LOCATION

This bungalow fronts onto Church Lane which leads from the main village centre. The bungalow stands in a generous plot and backs onto an open paddock.

Atwick lies approximately 2 miles north of Hornsea on the B1242 and has a parish population of 315 (2011 census). The village includes its own public house overlooking the village green. More comprehensive facilities are readily available in the nearby town of Hornsea.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators from a recently renewed central heating boiler (2022 with a 7 year warranty) refitted Upvc double glazing to the main accommodation (2022 with remaining 10 year guarantee), upgraded insulation and is arranged on one floor as follows:

ENTRANCE PORCH

8'4 x 4'3
with Upvc front entrance door, ceramic tile flooring and Upvc inner door leading to:

CENTRAL HALL

8'9 x 12'6 overall
With ceiling cove, laminate flooring and one central heating radiator.

CLOAKS / W.C.

with a low level w.c., a circular wash hand basin with tiled splashback, ceiling cove, and a wall mounted electric heater.

LOUNGE

18'6 x 17'
With a cast iron basket grate fireplace set in a surround and incorporating a granite tiled hearth, bow window to the front, a semi open plan dining room leading off, ceiling cove, laminate flooring and two central heating radiators.

DINING ROOM

9'10 x 12'
With ceiling cove, laminate flooring and one central heating radiator.

DINING KITCHEN

17' x 12'
With a comprehensive range of matching fitted base and wall units which incorporate contrasting worksurfaces, an inset 1 1/2 bowl stainless steel sink, slot in cooker with cooker hood over, integrated dishwasher, washing machine and full height fridge with separate integrated freezer, a modern floor mounted oil fired central heating boiler, solid wood flooring, ceiling cove, downlighting and doorway leading through to the conservatory.

CONSERVATORY

8'9 x 14'5
(measured to the glass) with a brick base, Upvc double glazed windows on three sides with double French doors on one side and a single door on the other, a pitched polycarbonate covered roof and ceramic tile flooring.

INNER HALL

With a large built in cylinder / airing cupboard, access hatch with folding loft ladder leading to the roof storage space which is part boarded with light laid on, and doorways to:

BEDROOM 1 (rear)

13'4 x 11'7
With one central heating radiator.

BEDROOM 2 (front)

9'10 x 11'7
Excluding the door recess, with a range of fitted wardrobes along the length of one wall incorporating top cupboard and drawers, and one central heating radiator.

BEDROOM 3 (front)

9'10 x 8'5
With fitted wardrobes incorporating top storage cupboards and one central heating radiator.

SHOWER ROOM/W.C

6'4 x 8'5
With a modern suite comprising if a large walk in shower cubicle which has digitally controlled, hand shower and rain shower over and mermaid boarding to the walls, a vanity unit houses the wash hand basin and concealed cistern w.c, down lighting to the ceiling, Karndean flooring and a ladder towel radiator.

OUTSIDE

The bungalow is approached over a double width block paved DRIVEWAY which widens out to form a large PARKING / TURNING COURT and also provides access to a brick and tile built DOUBLE GARAGE 18ft x 18ft with a double remote control up and over door, side personal door, power and light laid on and a security light mounted on the front. There is also an electric car charging point.

There is a good sized lawned garden to the front of the bungalow which incorporates mature borders and a very well secluded garden along the western side of the bungalow which has a central area of lawn that is surrounded by gravelled terraces that incorporate an ARBOUR SEAT, a corner GARDEN SHED and a number of mature shrubs and trees. There is also a large patio style garden adjoining the rear of the bungalow with paved and block paved terrace areas along with also external lighting and a cold water tap at the rear of the bungalow.

There is a large covered HOT TUB which is available by negotiation.

SEPTIC TANK

Please note as far as we are aware the septic tank does not

comply with current regulations - the vendor is happy to negotiate a contribution for the replacement if necessary.

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 the property is band E.



Total area: approx. 128.6 sq. metres (1383.8 sq. feet)