

Asking Price
£275,000

**Mayville,
Main Street,
Catwick, HU17 5PH**

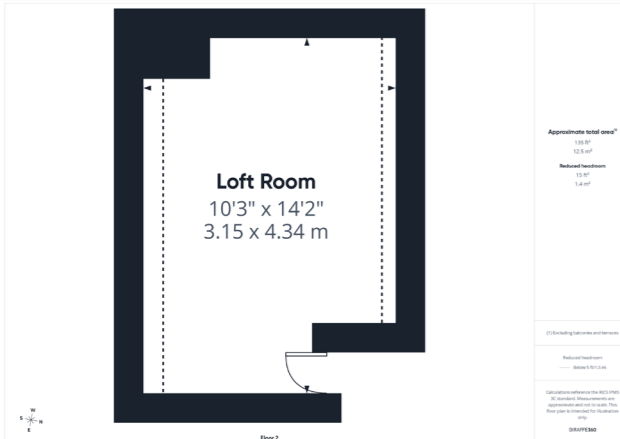
HEATING AND INSULATION
The property has uPVC double glazing. There is currently no heating at the property.

SERVICES
Mains electricity, water and drainage 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 'B'.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F		
1-20	G	3 G	

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A really interesting property on a great plot and located in a sought after village. It is likely to be of particular interest to those looking for outside space and a project. There is no forward chain and early viewing is essential. We have a 360 degree tour for the property which will provide an excellent insight in the first instance.

LOCATION

Catwick is a lovely and small East Yorkshire village situated to the east of Beverley. There are extensive local amenities available in nearby Leven just to the west and the seaside town of Hornsea not far to the west provides many more. Beverley, Bridlington and Hull, all not too far away, provide even more.

ACCOMMODATION

- Entrance Hall - stairs to the first floor.
- Living Room - with a bay window to the front, a further window to the side and a fireplace.
- Conservatory - uPVC double glazing to three sides.
- Kitchen - with some base level units housing a Belfast sink and an area of work surface. Traditional cast iron AGA. Built in cupboard and walk in pantry. Window to the rear.
- Rear Entrance Area - with windows and a door to the side.
- WC Cloaks - with a low flush WC and fitted shelves.
- Store Room - a walk in storage space with access to other space.

First Floor

- Landing - staircase to the second floor.
- Bedroom 1 - a double bedroom with a window to the front and side.
- Bedroom 2 - a double bedroom with a window to the rear.
- Bathroom - with a traditional three piece suite in white comprising a low flush WC, pedestal wash hand basin and panelled bath. Tiled splash backs and a window to the rear.

Second Floor

- Loft Room - with a Velux style window to the rear. This room has been used as a bedroom for some time by the owners' family but is unlikely to conform to current building regulations for conversion for use as such.

OUTSIDE

Double gates give access to a gravelled driveway and hardstanding area to the side of the house. To the side of the house and to the rear there are good sized and attractive mature gardens with areas of lawn, mature trees and shrubs, ornamental ponds and a number of outbuildings.

Mayville, Main Street, Catwick, HU17 5PH

DESCRIPTION

An opportunity to acquire a traditional semi detached house on a good sized plot in this highly regarded village. The property is likely to require significant updating but also offers a superb opportunity to extend (subject to necessary permissions), given its spacious plot. Early viewing is essential to fully appreciate all that it offers.

This traditional style semi detached house has been occupied by the current family for some time. It has lots of character and has a superb plot of around 0.2 acres which may allow for significant extension of the existing property (subject to necessary permissions) or be of interest to those looking for a larger garden. The internal accommodation is likely to require updating by most purchasers. There is a spacious driveway to the side of the property providing off street parking. The good sized and mature rear gardens extend to the side of the property and a good way to the rear. They comprise a range of mature trees and shrubs, ornamental ponds and a variety of outbuildings. The internal accommodation which benefits from uPVC double glazing (we are informed this was installed in 2024) briefly comprises: an Entrance Hall, Living Room with a bay window to the front, Conservatory, Kitchen with a traditional AGA and walk in pantry, Rear Entrance space, WC Cloaks and a walk in storage space. There are two double Bedrooms to the first floor and a Bathroom. A staircase leads to the second floor loft room which was historically used by the family as a Bedroom but is not likely to comply with current building regulations for use as one.



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