



Dee Atkinson & Harrison

Approximate total area\*  
581.16 ft<sup>2</sup>  
53.99 m<sup>2</sup>

(1) Excluding balconies and terraces

\*While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF360



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Approximate total area\*  
340.4 ft<sup>2</sup>  
31.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



**Guide Price**  
**£269,500**

**49 Main Street,**  
**Watton, YO25 9AW**

**SERVICES**  
Oil fired heating, mains water, electric and sewerage.

**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 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH**

Door to the front aspect and tiled flooring.

**ENTRANCE HALL- 5'3 (1.61m) x 10'3 (3.14m)**

Bright and inviting entrance hall with door to the front aspect, stairs leading to the first floor landing, dado rail, laminated wood style flooring, radiator and power points.

**LOUNGE- 11'7 (3.55m) x 13'0 (3.97m)**

Well proportioned and cosy living space with window to the front and side aspect, open fireplace with tiled hearth and wooden surround, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 15'11 (4.85m) x 8'0 (2.44m)**

Beautifully presented dining space with French doors and windows to the rear aspect, exposed beams, understairs cupboard, built in storage cupboards, dado rail, feature fireplace with tiled hearth, surround and wooden mantle, fitted carpets, radiator, telephone point and power points.

**KITCHEN- 10'0 (3.05m) x 6'2 (1.89m)**

Cottage style kitchen with door to the side aspect, window to the rear, oil fired boiler, tiled splash back, solid wood kitchen with a range of wall and base units and tiled worktop, one and a half sink with drainer unit, space for white goods, built in wine rack, plumbing for washing machine, electric oven and hob, lino flooring, radiator and power points.

**BATHROOM- 9'10 (3.01m) x 6'5 (1.98m)**

Opaque window to front aspect, built in storage cupboard, partially tiled and panelled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment, laminated wood flooring, radiator and extractor fan.

**FIRST FLOOR LANDING**

Window to the side aspect, dado rail and power points.

**BEDROOM ONE- 17'4 (5.29m) x 8'1 (2.47m)**

Spacious double primary bedroom with windows to the rear aspect, fitted carpets, radiator and power points.

**BEDROOM TWO- 9'1 (2.79m) x 13'1 (3.99m)**

Secondary double bedroom with window to the front and side aspect, tiled feature fireplace, fitted carpets, radiator and power points.

**BEDROOM THREE- 8'0 (2.44m) x 10'0 (3.07m)**

Window to the side aspect, fitted carpets, radiator and power points.

**GARDEN**

Impeccably maintained South facing garden which is mainly laid with lawn, patio area to the immediate rear, planted flower and shrub borders, garden shed and gated side access.

**PARKING**

Off street parking for two cars.

**49 Main Street,  
Watton, YO25 9AW**

If you are wanting that country cottage feeling, look no further! 49 Main Street is a three bedroom detached property in the popular village of Watton. Neutrally decorated throughout, the property offers a blank canvas for any potential buyer and has previously had planning consent for a first floor extension and garage to be added. Properties in this area rarely come to the market and when they do, they don't stick around long.

The property briefly comprises:- entrance porch, entrance hall, lounge, dining room, kitchen, downstairs bathroom and first floor landing with three bedrooms. There is a rear garden and off street parking.

**LOCATION**

Watton is convenient for access to amenities, being just off the A164 about 5.5 mile south of the market town of Driffild and a little further south is Beverley. Local amenities including schooling, shopping, sporting/ recreational clubs and a railway station are available in nearby Hutton Cranswick.

