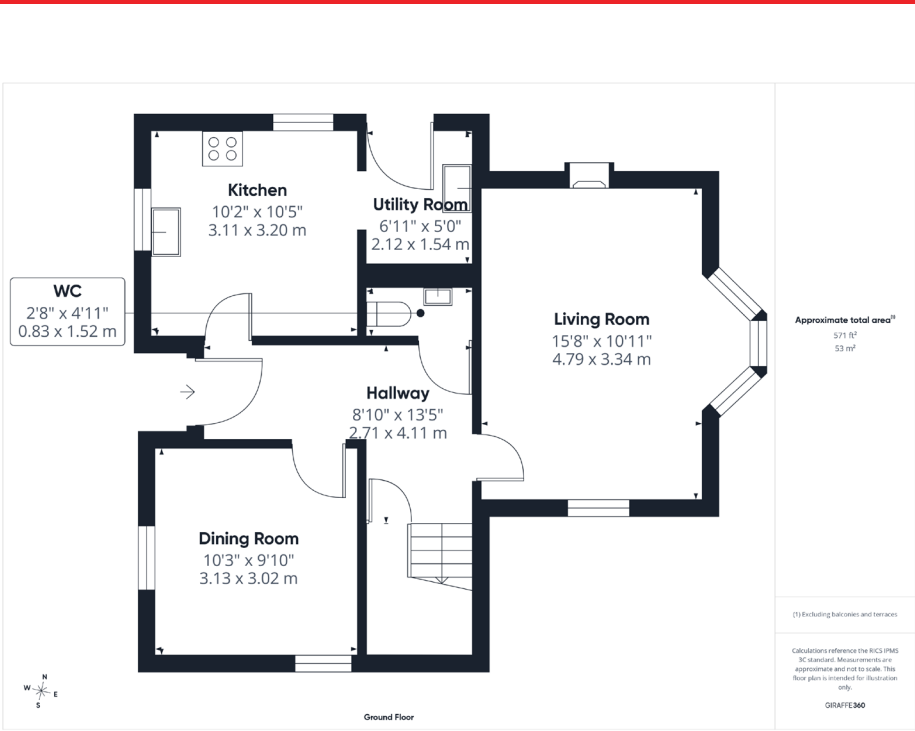




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC 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
£310,000

53 St Pauls Way,
Tickton,
HU17 9RW



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

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Dee Atkinson & Harrison



53 St Pauls Way, Tickton, HU17 9RW

DESCRIPTION

A 4 bedroom modern detached house with 2 reception rooms and a double garage in this sought after village. It offers particularly good levels of light on the ground floor as a number of rooms have windows to two aspects. An excellent family home that will have wide appeal and is offered with no forward chain.

This excellent detached property offers great family accommodation. Its appealing layout includes a spacious hallway and landing, 2 reception rooms, a master bedroom with an en suite shower room and a dining kitchen as well as a utility room. Families with younger children will really appreciate the expansive drive set behind metal gates and many buyers will also find the double garage very appealing. The property is offered with no forward chain and an early viewing is considered essential. It has gas central heating and uPVC double glazing.

The accommodation comprises: a spacious Entrance Hall with a turn staircase to the first floor, a WC Cloaks, a Living Room with a bay window to the rear, a Dining Room, a Dining Kitchen and a Utility Room.



There is a spacious First Floor Landing, Master Bedroom with a range of fitted bedroom furniture and an En Suite Shower Room, 3 further Bedrooms and a good sized Bathroom. There are gardens to the front and a longer double driveway leads to a detached brick built garage. There are further and private gardens to the rear.

A really appealing detached 4 bedroom house that is offered with no forward chain. Early viewing is highly recommended to fully appreciate all that it offers but we also have a 360 degree tour available which will provide a useful insight in the first instance.

LOCATION

The property is located in the highly regarded village of Tickton which sits a little way east of Beverley. Tickton provides amenities including a primary school, village store/post office. There is also a well regarded pub, the Crown & Anchor, at nearby Hull Bridge. Tickton benefits from what is considered to be a good bus service for a village location. Beverley offers an extensive range of shops and local amenities. Swinemoor and the riverside of the nearby River Hull offer some lovely walks nearby.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with a turn staircase to the first floor.

WC Cloaks - with a low flush WC and wash hand basin.

Living Room - with a bay window to the rear and a further window to the side.

Dining Room - with windows to the front and side.

Dining Kitchen - with a range of base and wall

mounted units, an electric oven and gas hob, and a 1.5 bowl sink and single drainer. There are windows to the front and side and an archway leads to....

Utility Room - with a door to the side, fitted units, sink and single drainer and plumbing for a washing machine and dishwasher.

First Floor Landing - a spacious landing.

Master Bedroom - a double bedroom with a window to the rear and a range of fitted bedroom furniture.

En Suite Shower Room - with a larger shower unit, low flush WC, wash hand basin and window to the side.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - with a window to the front.

Bedroom 4 - with a window to the front.

Bathroom - with a 3 piece fitted suite including a panelled bath with shower over, low flush WC and wash hand basin. There is a window to the side.

Driveway and Parking - there is a double width driveway that leads through taller ornamental metal gates past the house to a double garage set to the rear. The driveway provides good off street parking space but may also appeal to parents of younger children as somewhere for them to play. The double garage is brick built with a pitched roof so offers storage in the roof void. It has power and light laid on, a double roller door and a courtesy door to the side.

Gardens - there is a lawned garden to the front of the house. To the rear there is a further largely lawned garden that is quite private in nature.