



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Asking Price
£285,000

**3 Church Lane,
Watton, YO25 9AQ**

SERVICES
LPG gas central heating. Mains water and electric. Sewage to a septic tank.

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 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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Dee Atkinson & Harrison



3 Church Lane, Watton, YO25 9AQ

Boasting a sizeable plot with a country cottage feel, 3 Church Lane is a beautifully presented two bedroom detached property. The current vendors have fully modernised it throughout to create a stylish yet contemporary interior which is complemented by countryside views. The property and outbuilding offers versatile accommodation throughout with excellent potential and scope to extend (subject to planning permissions) making it an ideal choice for those seeking flexibility and future potential. Located in a quiet village location, properties like this are rare to the market and is a wonderful opportunity to acquire a rural, charming property.

The property briefly comprises:- entrance hall, lounge, WC, kitchen and dining room, first floor landing with two bedrooms, bathroom, large rear garden with annex, garage 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 Driffield and 8.5 miles north of Beverley. Local amenities including schooling, shopping, sporting/recreational clubs and a railway station are available in nearby Hutton Cranswick.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 9'2 (2.82m) x 12'0 (3.67m)
An inviting entrance with door to the rear aspect with flag window, partially panelled walls, stairs leading to the first floor landing, understairs cupboard, wood effect laminated flooring, anthracite column radiators and power points.

LOUNGE- 12'6 (3.82m) x 12'1 (3.70m)
Bright and light living area with window to the front and rear aspect, coving, multifuel burner with brick hearth and wooden surround, wood effect laminated flooring, anthracite column radiator, TV point and power points.

WC- 2'10 (0.89m) x 4'10 (1.49m)
Opaque window to the front aspect, partially panelled walls, tiled splash back, low flush WC, sink with vanity unit and mixer tap, vinyl flooring and anthracite column radiator.

KITCHEN/DINING ROOM- 10'9 (3.29m) x 12'0 (3.67m)/ 8'7 (2.63m) x 10'8 (3.25m)
Beautifully appointed open plan kitchen/dining area with velux window and additional window to the side aspect, sliding doors to the rear with additional floor to ceiling windows in the dining space, cupboard housing the boiler, partially panelled walls, tiled splash back, a range of wall and base shaker style units, one and a half sink with drainer unit, integrated fridge/freezer, built in eye level oven and microwave, gas hob, built in extractor hood, wood effect laminated flooring, anthracite radiator, TV point and power points.

FIRST FLOOR LANDING
Fitted carpets.

BEDROOM ONE- 12'6 (3.83m) x 12'0 (3.68m)
Spacious double bedroom with windows to the front

and rear aspect, wood effect laminated flooring, radiator and power points. There is also access to the loft.

BEDROOM TWO- 9'11 (3.04m) x 4'9 (1.45m)
Accessed via the main bathroom with window to the front aspect, velux window to the side aspect, fitted carpets, anthracite column radiator and power points.

BATHROOM- 6'2 (1.89m) x 6'8 (2.06m)
Bi-fold door leading into the second bedroom, window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and shower attachment, heated towel rail, vinyl flooring and shaving point.

ANNEX- 18'7 (5.67m) x 17'3 (5.26m)
A great versatile reception room which is currently a bedroom and benefits from multifuel burner, tiled flooring and power points. Would also be ideal for a garden room or home office.

GARAGE- 18'7 (5.67m) x 8'6 (2.60m)
Double doors to the front aspect, power and lighting.

GARDEN
South facing garden which is of ample size boasting stunning countryside views to the rear. The garden is mainly laid with lawn with large gravelled area for parking. To the immediate rear of the property is another area ideal for seating and is laid with lawn, patio area to the side aspect with planted flower and shrubs with timber fencing and gated side access.

PARKING
Parking is accessed via a gate onto a gravelled driveway which has enough space for cars along with a motor home or caravan.