



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1058 ft<sup>2</sup>  
98.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Guide Price**  
**£275,000**

**Blacksmiths Shop, Cross Gates,  
Harpham, YO25 4QS**



**SERVICES**

Oil fired central heating. Mains water and electric. There is also 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 'D'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	30 F	
1-20	G		

**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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# Blacksmiths Shop, Cross Gates, Harpham, YO25 4QS

## DESCRIPTION

Brought to the market with NO ONWARD CHAIN, Blacksmiths Shop is a three bedroom detached bungalow offering spacious accommodation throughout. The property was converted in 1985 and is a chance to own a piece of history in the village with an excellent opportunity for any potential buyer to add their own personal touch. Situated in a sought after village location, this one is certainly worth an internal viewing! The property briefly comprises:- entrance hall, lounge, kitchen, three double bedrooms, family bathroom, rear garden, detached single garage and off street parking.

## LOCATION

Located within the unspoilt Village of Harpham which is situated within easily commutable distance from Bridlington, Driffield, Beverley, Hull, Scarborough and York. The Village has a well regarded public house, the St Quintin Arms, that serves excellent food and is popular with locals and visitors to the area. The village has also recently had ultra fast broadband made available to residents.



## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL- 4'9 (1.47m) x 12'9 (3.91m)

Door to the front aspect, storage cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft which is partially boarded with loft ladder and lighting.

### LOUNGE- 13'9 (4.20m) x 21'4 (6.50m)

Windows to the front, side and rear aspect, delft rack, open fireplace with brick surround and tiled mantle piece, fitted carpets, two radiators, TV point and power points.

### KITCHEN- 12'0 (3.66m) x 8'7 (2.67m)

Door and window to the rear aspect, wall mounted boiler, tiled splash back, a range of wall and base units with breakfast bar area, sink with drainer unit, space for fridge, plumbing for washing machine, double eye-level built in oven, electric hob, vinyl flooring and power points.

### BEDROOM ONE- 10'8 (3.26m) x 9'8 (2.96m)

Double bedroom with window to the front aspect, built in wardrobes and cupboard, fitted carpets, radiator, telephone point and power points.

### BEDROOM TWO- 9'9 (2.99m) x 11'7 (3.53m)

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

### BEDROOM THREE- 11'5 (3.49m) x 9'4 (2.86m)

Currently used as a dining room with window to the front aspect, built in shelving, fitted carpets, radiator, telephone point and power points.

### BATHROOM- 7'1 (2.18m) x 8'6 (2.60m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with over head shower, fitted carpets and radiator.

## GARDEN

North facing rear and side garden with South facing front garden which are mainly laid with patio, pergola, planted flowers and shrubs, greenhouse, raised flower beds, timber fencing and gated side access.

### GARAGE- 8'4 (2.56m) x 17'1 (5.23m)

Single detached garage with side pedestrian door and window, also ample space for white goods like a tumble dryer and freezer, power and lighting.

## PARKING

Shared access with off street parking for one car.