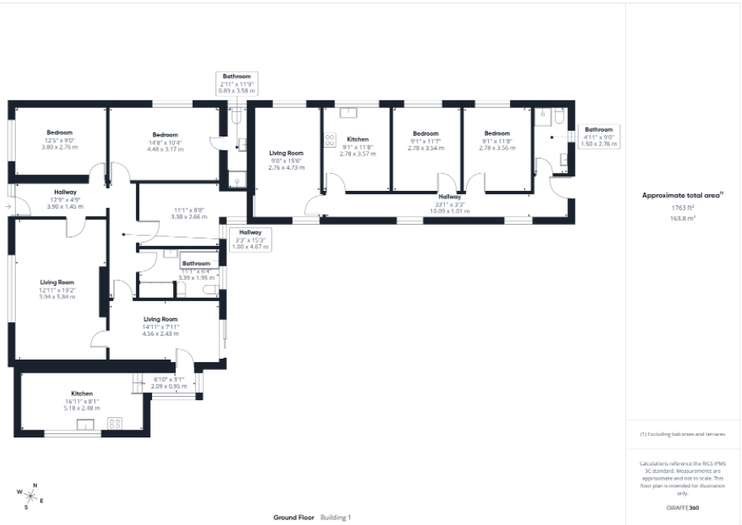


Approximate total area(1)

1763 ft²

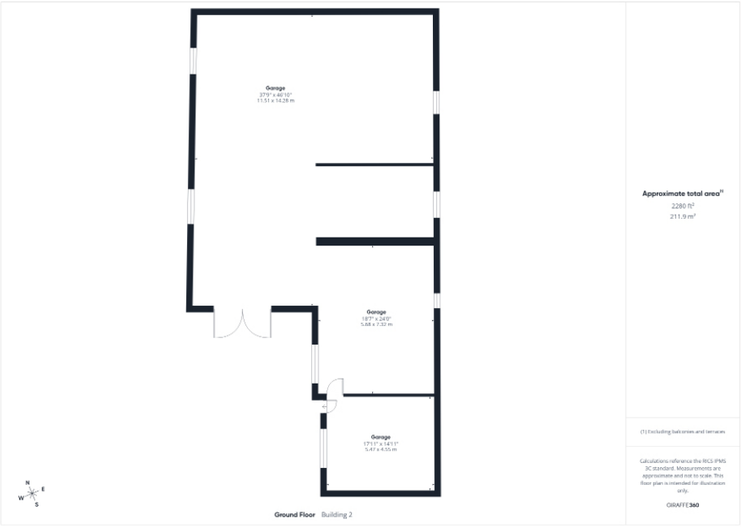
163.8 m²

(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

Ground Floor Building 1



Approximate total area(1)

2280 ft²

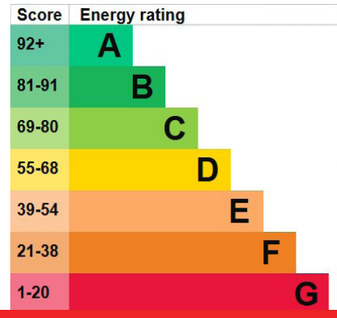
211.9 m²

(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

Ground Floor Building 2











OIRO
£365,000

35 Ferry Lane, Woodmansey, HU17 0SE

HEATING & INSULATION
The property has gas-fired radiator central heating and 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 main bungalow property is currently shown as listed in Council Tax Band 'D' and the annex in Band 'A'.

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





12 Market Place, Beverley | 01482 866844 | 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



35 Ferry Lane, Woodmansey, HU17 0SE

Owned by the same family for some time, this property will be a great opportunity for the successful purchaser. Located on Ferry Lane in Woodmansey and towards the end where it starts to feel quite rural, it is also a relatively quiet location. The property has lots of potential with the internal accommodation, main bungalow and annex amounting to over 1700 square feet. The workshop/garage offers nearly 2280 square feet of space which will be of significant interest to many. The main bungalow provides internal accommodation that benefits from gas central heating and uPVC double glazing and comprises: an Entrance Hall, Living Room, Dining Room, Breakfast Kitchen, Master Bedroom with en suite Shower Room, further Double Bedroom, a good sized single Bedroom and a Bathroom. The generously proportioned annex, which also benefits from gas central heating and uPVC double glazing offers an Entrance Hall, Living Room, 2 double Bedrooms and a Shower Room. There is a garden to the front of the house and a further garden to the rear of the main accommodation. An area of off street parking to the front connects to a long driveway that could provide off street parking for a number of vehicles. It leads to an open area in front of the workshop/garage which leads up to double doors that provide access to the large workshop/garage space which is separated into a number of areas. To the side of the workshop/garage there is a further area of space which currently accommodates a polytunnel. Every viewer will have a different way they might utilise both all of the various aspects the property offers. We feel that some purchasers may wish to combine the main property and annex into one (subject to any necessary permissions) but it could also provide a useful income stream or accommodate family members.

Early viewing is highly essential to fully appreciate everything that is available with it. We have a 360 degree tour available which will provide a useful insight in the first instance.

ACCOMMODATION

Entrance Hall and Inner Hallway.

Living Room - a good sized room with a window to the front.

Dining Room - with French doors to the garden and a built in cupboard.

Breakfast Kitchen - with a range of base and wall mounted units and a window to the side.

Bedroom 1 - a double bedroom with a window to the side and fitted wardrobes.

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

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

Bedroom 3 - a reasonable single bedroom with a window to the rear.

Bathroom - a 3 piece suite in white comprising a panelled bath with shower over, low flush WC and wash hand basin. Window to the rear and built in cupboard.

ANNEX

Entrance Hall - a long hallway.

Living Room - with a window to the side.

Kitchen - a good sized kitchen with a range of base and wall mounted units and a window to the side.

Bedroom 1 - a double bedroom with a window to the side.

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

Shower Room - a three piece suite comprising shower unit, low flush WC and wash hand basin. Window to the rear.

OUTSIDE

There is a largely lawned garden with herbaceous beds to the front of the property that also includes an area of off street parking. A low hedge provides the front boundary. A driveway leads past double gates and continues down the side of the property providing off street parking for a number of vehicles if required. There is a further area of garden between the rear of the main property and the side of the annex which is extensively paved. Beyond the annex the driveway opens onto a more open area in front of the garage/workshop which could provide more parking but also accommodate a camper or caravan. The garage/workshop is an extensive building offering nearly 2280 square feet of space constructed of a range of materials and with power and light laid on. Access is via double doors and also a pedestrian door.

DESCRIPTION

An interesting property likely to have real appeal to a wide variety of purchasers. It comprises a 3 bedroom, 2 reception room detached bungalow with an adjoining spacious, self-contained 2 bedroom annex and a large plot that also accommodates a spacious workshop/garage. Whether for those looking for a redevelopment opportunity, those interested in multi generation living or those looking for significant garage workshop space this interesting property has much to offer.

LOCATION

Woodmansey is a popular village that sits to the south east of Beverley and is almost adjacent to it. It offers a range of amenities including a primary school, pub, garden centre and some local shops on Shopeth Way. Ferry Lane runs away from the main road through the village and No 35 sits some distance from it in a quieter part of the village. Woodmansey provides excellent access to Beverley via Long Lane which runs right up to the Minster and also the A1174 which also connects to Hull and via the A164, the A1079 linking to York. The market town of Beverley provides an excellent range of shops, restaurants, pubs and other local amenities which are comprehensively supplemented by those available in Hull.



