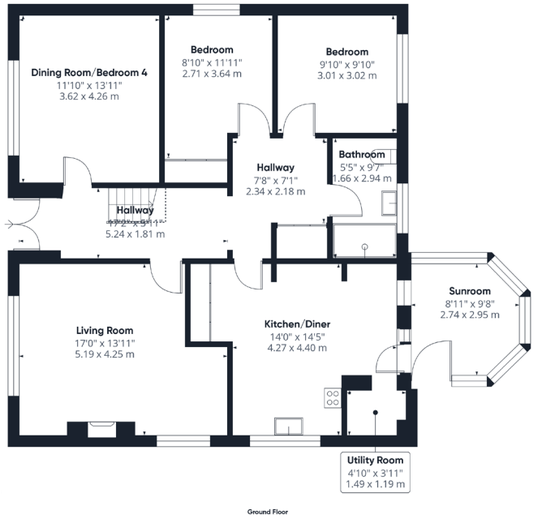


Ground Floor

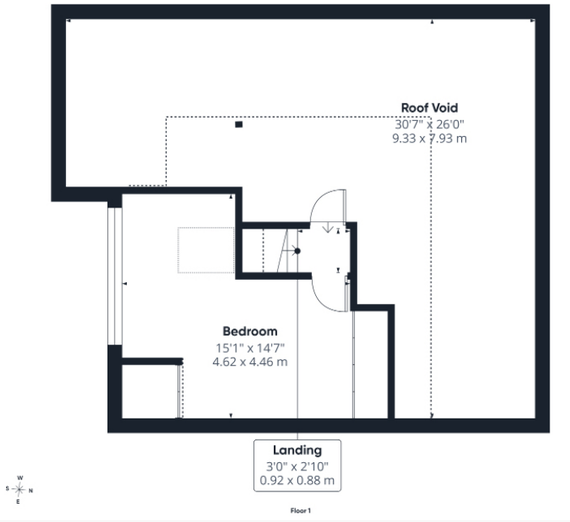
Approximate total area(1)
1112 ft²
103.2 m²
Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1

Approximate total area(1)
703 ft²
65.3 m²
Reduced headroom
359 ft²
33.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360









Asking Price £350,000

Stanmar, Balk Lane, Arnold, HU11 5HZ





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

HEATING AND INSULATION
The property has oil-fired radiator central heating and uPVC double glazing.

SERVICES
Mains water and electricity are connected to the property. Drainage is via a septic tank. 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.

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



Stanmar, Balk Lane, Arnold, HU11 5HZ

DESCRIPTION

With open fields to the front and rear, this detached bungalow enjoys a superb position in this highly regarded East Yorkshire village. The spacious property has two ground floor bedrooms in its current configuration and a third larger one on the first floor. There are also two spacious reception rooms and a large kitchen on the ground floor. No forward chain and a superb opportunity so early viewing is highly recommended.

Built and occupied by the current owners, this property is being offered for sale for the first time. The detached bungalow occupies an enviable position in this highly regarded village, with open fields both to the front and rear. The property provides spacious accommodation as it is, but further conversion of the loft void may be possible (subject to necessary permissions). There are currently 2 double bedrooms on the ground floor but the spacious dining room would provide another if required. As there is a large living room and spacious kitchen, many purchasers may not need a formal dining room. The property has been well maintained but most buyers are likely to want to undertake a programme of redecoration to suit their requirements. One feature of note is the herringbone style parquet flooring throughout much of the ground floor. The property benefits from extensive uPVC double glazing and oil-fired central heating. The ground floor briefly comprises: a spacious Entrance Hall, good sized Living Room, Dining Room, Conservatory, Dining Kitchen, a small Utility Room, 2 Double Bedrooms and a Shower Room.



To the first floor there is a further good sized Double Bedroom and walk in access to a large void. There are attractive gardens to the front of the property and an area of car hardstanding extends off the driveway which also leads past the side of the house to a detached single garage. To the rear of house there are further well maintained largely lawned gardens with a greenhouse.

A superb opportunity to acquire an excellently located detached and spacious bungalow with potential to extend and a good sized plot. There is no forward chain so early viewing is essential though we do also have a 360 degree tour available.

LOCATION

Arnold lies to the east of Beverley and is a well regarded small rural village. Its local pub, the Bay Horse, is well known and there are further amenities in Long Riston which lies just to the other side of the A165. Nearby Leven and Skirlaugh offer more, as do Beverley, Hornsea and Hull at a slightly further distance.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with stairs to the first floor, herringbone parquet flooring throughout and a built in cupboard.

Living Room - a spacious living room with windows to the front and side, and a fireplace.

Dining Room - with a window to the front. Some purchasers may wish to use this as a double bedroom.

Dining Kitchen - a good sized kitchen with a range of base and wall mounted units, electric cooker point, stainless steel sink, double drainer, and windows to the side and rear.

Utility Room - a small utility room with a boiler and plumbing for an automatic washing machine.

Conservatory - with uPVC double glazed windows and a door to the side.

Bedroom - a double bedroom with herringbone parquet flooring, a built in wardrobe and a window to the side.

Bedroom - a smaller double bedroom with herringbone parquet flooring and a window to the rear.

Shower Room - with a three piece suite in white comprising a larger walk in shower enclosure, low flush WC and wash hand basin. Window to the rear.

First Floor Landing

Bedroom - a larger double bedroom with a range of fitted wardrobes and cupboards, and a window to the front.

Loft Void - with walk in access from a door on the landing. Excellent storage space but it may also represent an opportunity for further extension (subject to necessary permissions).

OUTSIDE

Gardens - there is a good sized garden to the front of the property which, with the broad grass verge, sets the property back from the road. It is well maintained with landscaping and planting. There is an area of car hardstanding which extends off the driveway. The rear gardens are also a good size and well maintained. They are largely laid to lawn with some planting as well as a range of trees and shrubs. There is a paved patio area and hedging to the perimeter.

Driveway and Garage - a driveway provides access from the road and with the area of hardstanding in front of the house provides off street parking for a number of vehicles. It leads to a brick built detached garage which is accessible via an up-and-over door, has power and light laid on and a courtesy door to the garden.

