



Asking Price £595,000 **Mulberry House, Main Street, Catwick, HU17 5PJ**

HEATING AND 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 property is currently shown as listed in Council Tax Band 'F'.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Located in the sought after village of Catwick, just to the east of Beverley, this wonderful detached house will be very sought after. The courtyard location and high wall to the front set the property back nicely from the Main Street on which it is located, and the courtyard is shared with just two other attractive properties. It is neutrally but stylishly presented throughout, making the most of the impressive room sizes and the natural light coming from the south facing rear windows. The large dining kitchen opens onto a spacious garden room which in turn opens onto the wonderful rear garden, perfect for family living and entertaining. Other appealing features include the large living room, spacious master bedroom (with extensive wardrobes) and extravagantly spaced landing. The hallway is no slouch either! To find such spacious accommodation presented so well, with the addition of a spacious garden for a modern property in HU17 and at this price point is rare, in our view. The accommodation briefly comprises: an Entrance Hall, WC Cloaks, spacious Lounge, attractively fitted Dining Kitchen which opens onto a Garden Room, Utility Room and Study. To the first floor there is a very spacious galleried Landing, a large Master Bedroom with En Suite Shower Room, a spacious Guest Bedroom with an En Suite Shower Room, a further spacious Double Bedroom (all bedrooms have built in wardrobes), a smaller Double Bedroom and House Bathroom with a separate shower unit. There is a driveway leading to the integral double garage which has both a door to the house and a door to the side as well as the main remotely operated door. To the rear of the property are large well maintained gardens which make up much of the 0.2 acre plot, largely laid to lawn but with a large patio area and an ornamental pond. The house benefits from gas fired central heating and double glazing.

Utility Room - with matching base and wall units to the kitchen as well as a ceramic sink. Plumbing for automatic washing machine, door and window to the side.

First Floor Landing - a very appealing spacious galleried landing with a window to the front and two cupboards.

Master Bedroom - a spacious master bedroom with extensive built in wardrobe space and a window to the front.

En Suite Shower Room - an attractively fitted shower room with shower unit, low flush WC with concealed cistern and wash hand basin. Tiled walls and floor and a window to the front.

Guest Bedroom - a good sized double bedroom with built in wardrobes and a French door opening on to a Juliet balcony.

En Suite Shower Room - an attractively fitted shower room with a shower unit, low flush WC with concealed cistern and wash hand basin. Tiled walls and floor and a window to the front.

Bedroom 3 - a spacious double bedroom with built in wardrobes and a window to the rear.

Bedroom 4 - a smaller (but still a good size) double bedroom with a window to the front and built in wardrobes.

House Bathroom - an attractively fitted four piece bathroom suite comprising a panelled bath, low flush WC with concealed cistern, wash hand basin and separate shower unit. Fully tiled walls and floor with a window to the rear.

Driveway and Garage - there is a block paved driveway and hardstanding across the full width of the house. The driveway leads to an integral double garage with a remotely operated up and over door. The spacious garage has power and light laid on, a storage recess on one side as well as a door to the kitchen and a further one to the passageway at one side of the house.

Outside - there is minimal garden at the front of the house though the shared courtyard space is an attractive area. To the rear a spacious and largely lawned garden stretches away south from the house beyond the extensive paved patio area that is immediately adjacent to the French doors from both the living and garden rooms. There are well maintained beds to most of one side and part of the other side of the central lawn, and a large ornamental pond adjoins the patio. Timber fences run down both sides of the garden and there is a high hedge along the perimeter at the end of it. There is also a timber shed. The garden is considered to be quite private in nature with just the two other properties that form part of the same development having windows that overlook it, and those are indirect.

ACCOMMODATION

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

WC Cloaks - with a low flush WC, wash hand basin with storage under and window to the front.

Living Room - a spacious room with a feature fireplace and patio doors to the garden. Doors to hallway and kitchen.

Kitchen - a really attractively fitted kitchen with a range of Shaker style base and wall mounted units including glass fronted display cabinets with a granite style work surface, ceramic sink with drainer, as well as a range of integrated appliances including a fridge freezer and dishwasher. There is underfloor heating, a window to the side and a door to the garage. The kitchen opens onto the....

Garden Room - with its extensive glazing and French doors to the garden this really good sized and delightful room is bathed in light. Underfloor heating and wood burning stove.

Study - located off the hallway and with a window to the front with space for more than just a desk.

Mulberry House, Main Street, Catwick, HU17 5PJ

DESCRIPTION

This superb detached home offers around 2400 sq ft of beautifully presented and maintained accommodation with generous room sizes throughout, including the attractive hallway and landing. A double garage and generous rear garden round off this great property. Early viewing is absolutely essential.

Only a physical viewing will fully convey all that this lovely, spacious and modern home has to offer but we do have an immersive 360 degree tour which will provide an excellent initial insight.

LOCATION

Catwick is a lovely and small East Yorkshire village sitting to the east of Beverley. There are extensive local amenities available in nearby Leven just to the west and the seaside town of Hornsea not far to the east provides many more. A wide range of further amenities can be found in Beverley, Bridlington and Hull, which are also within easy reach.

