



Approximate total areaⁱⁱⁱ
1732 ft²
161 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



Asking Price
£400,000

7 Carr Lane,
Tickton,
HU17 9SD



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC 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 'E'.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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With gas fired central heating and uPVC double glazing the accommodation briefly comprises: a spacious Entrance Hall, very large Living Room that opens onto a Dining Room with original herringbone parquet wooden flooring throughout, a spacious Dining Kitchen with a range of fitted units, 2 generous Double Bedrooms both with windows to two aspects and a large Bathroom. There is an attached Double Garage which has a further hallway and separate WC between it and the house. A good sized driveway and car hardstanding area leads to the garage. There are generous largely lawned gardens to the front of the house with a timber shed as well as further gardens to both sides and the rear.

A superb opportunity to acquire an impressive detached traditional style bungalow which, while requiring some updating, is sure to be of significant interest. The already generous gardens could potentially be increased (by separate negotiation) and there is a good level of off street parking and a double garage. There is no forward chain and early viewing is considered essential, though we do have a 360 degree tour available which will provide an excellent overview in the first instance.

LOCATION

The property sits east of Beverley in a quiet location near to the centre of the highly regarded village of Tickton. Tickton provides amenities including a primary school and a village store/post office and there is a well regarded pub, the Crown & Anchor, at nearby Hull Bridge. Tickton also benefits from what is considered to be a good bus service for a village location. The market town of Beverley with its extensive range of shops and amenities is within easy reach while Swinemoor and the riverside of the nearby River Hull offer some lovely walks nearby.

ACCOMMODATION

Entrance Hall - a very generous entrance hall with two built in cupboards.

Living Room - a large living room with a feature fireplace, herringbone parquet flooring and two windows to the rear. It opens onto the...

Dining Room - with herringbone parquet flooring, a window to the side and French doors to the garden. If a third bedroom was required then this room might present

an opportunity to do so by reinstating the wall.

Kitchen - a good sized kitchen with ample space for a dining table. There is a range of base level fitted units with a stainless steel sink and single drainer, electric hob, oven and grill, and plumbing for an automatic washing machine. There are further built in cupboards, 2 large windows to the front and a window to the side.

Side Entrance Hall - with a door to the front and to the garden. A door leads to a passageway to the garden.

WC Cloaks - with a low flush WC.

Bedroom 1 - a spacious double bedroom with windows to the rear and side. Extensive fitted wardrobes, bedroom furniture and a hand basin inset to a vanity area.

Bedroom 2 - a spacious double bedroom with windows to the front and side.

Bathroom - a spacious bathroom with a window to the side comprising a low flush WC, pedestal wash hand basin, shower cubicle and panelled bath.

OUTSIDE

Driveway and Garage - a good sized driveway gives access off Carr Lane and provides a good level of car hardstanding running up to the garage. The attached double garage has a roller door and a window to the rear. There is power and light laid on. If more internal space was required then the garage might present an opportunity to extend (subject necessary permissions). There is ample space in the front garden for another garage to be built (again, subject to necessary permissions).

Gardens - the property occupies a good sized plot with a spacious largely lawned garden to the front. There are further gardens to the side and rear. Much of the garden is bounded by hedging though the rear boundary is open. Beyond the rear garden lies another plot of land owned by members of the family on separate title. They have indicated that it might be available by separate negotiation should a buyer wish to have a larger garden. On our drone photos the boundary between the garden and the plot beyond can be seen by a darker green line.

7 Carr Lane, Tickton, HU17 9SD

DESCRIPTION

A spacious individually built 2 bedroom detached traditional style bungalow occupying a good sized plot in this popular village just east of Beverley. The property is likely to require updating to suit most purchasers' requirements but given it offers approaching 1500 sq ft of internal accommodation as well as its plot and position, we believe it will be of significant interest. There is no forward chain and early viewing is essential.

Occupied by the recent owners for some time, this lovely spacious bungalow will have real appeal due to its delightful corner plot on this quiet Tickton street. The plot is spacious and has a very good sized garden area to the front of the bungalow with a laurel hedge to the perimeter. There is also an opportunity to add to the garden as the family separately own a further parcel of land which would extend the garden by a considerable margin. While it is not included as part of the sale, they have indicated it could be available by separate negotiation. Although the property does not have a multitude of bedrooms, both are generous doubles and the room proportions are all excellent including a very large living room with a defined dining space, spacious kitchen and a lovely and impressive entrance hall. The accommodation is also extremely light with large windows throughout and many rooms having windows to multiple aspects.

