

**Asking Price  
£565,000**

**41 The Green,  
Lund, YO25 9TE**



#### HEATING AND INSULATION

The property has oil-fired central heating and double glazing.

#### SERVICES

Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

#### TENURE

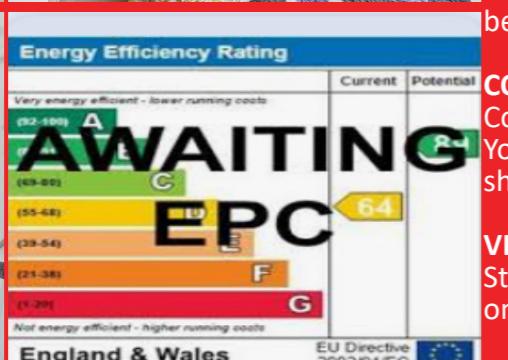
The property is Freehold and offered with the benefit of vacant possession upon completion.

#### 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.



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**Dee Atkinson & Harrison**



# 41 The Green, Lund, YO25 9TE

## DESCRIPTION

Located in sought after central Lund and with nearly 1700 sq ft of internal accommodation and a plot of 0.26 acres, this excellent property represents a great opportunity for a variety of buyers. Its single floor style will make it appealing to those looking for a bungalow and the amount of space and plot will also be of interest to those looking for a two-storey property. With 3 reception rooms plus a conservatory and dining kitchen, 4 bedrooms and 3 bath/shower rooms most requirements will be covered and there may be some potential for reorganisation to suit specific requirements. Early viewing is essential to appreciate all it offers and its potential.

## LOCATION

The property is located in the centre of Lund which is a highly regarded conservation area village resting on the Yorkshire Wolds roughly equidistant from the market towns of Beverley and Driffield (approx 6/7 miles). Village life is centred around a pretty green with its popular pub, The Wellington Inn, a nearby parish church and modern village hall. It is about 14 miles to Hull and York is some 24 miles to the west. The Green which is the road to the side of the property is a no-through road and the site's elevated position is also very appealing.



The property is a very spacious bungalow-style home in the centre of this highly regarded Yorkshire Wolds village. The spacious plot was originally the site of two properties and is just over 0.25 acres in size. The property sits at the northern end of the plot allowing for a large south-facing garden, spacious driveway and double garage. The Green which is the road to the side of the property is a no-through road at that point and the site's elevated position is also very appealing. The property itself is a very good size, particularly for a bungalow with around 1695 sq ft of space. There is a large living room and good-sized dining room as well as a conservatory and study. The dining kitchen is supplemented by a utility room. There is a spacious master bedroom with an en-suite 4 piece bathroom, a further good sized double bedroom, smaller double bedroom and a good-sized single bedroom. As well as the en-suite there are two further shower rooms. The arrangement offers excellent accommodation as it is, but some purchasers may consider rearranging things to suit their specific requirements. The property is double glazed and has oil-fired boiler central heating and hot water. The accommodation in full comprises: an Entrance Porch, fitted Dining Kitchen, a spacious Living Room of over 300 sq ft that leads to a Conservatory, a good-sized Dining Room, inner Hallway, a Study that is open to the hallway and a Utility Room. The bedroom accommodation sits towards the east end of the property and comprises: a Master Bedroom with En Suite Bathroom, 2 further Double Bedrooms, a good-sized Single Bedroom and 2 separate Shower Rooms.

We believe this delightful property offers an exceptional opportunity to acquire a substantial home in Lund which is enhanced by the fact that there is no forward chain. Only a viewing will allow you to fully appreciate all that it offers but we do have a 360 tour available which will provide an excellent introduction to it in the first instance.

## ACCOMMODATION

Entrance Porch - glazed door, window and further secure door to...

Dining Kitchen - with a range of base and wall mounted units, tiled floor, window, LPG gas cooker point, sink and drainer.

Living Room - a spacious room with a window to one side and sliding patio doors to the conservatory. Double doors to the dining room.

Dining Room - a spacious dining room with a window overlooking the garden.

Conservatory - uPVC double glazing and tiled floor. French window to the garden.

Study - open to the hallway with a window and exposed floorboards.

Inner Hallway - with exposed floorboards and access to a spacious loft void.

Utility Room - plumbing for automatic washing machine, work surface, sink and window.

Master Bedroom - a good-sized double bedroom with fitted wardrobes and sliding patio doors to the garden.

En Suite - with a 4 piece suite in white comprising a panelled bath, shower unit, wash-hand basin inset to vanity unit with storage underneath and low flush WC with concealed cistern. Window, tiled floor and fully tiled walls.

Bedroom 2 - a good-sized double bedroom with a window.

Bedroom 3 - a smaller double bedroom with a window.

Bedroom 4 - a good-sized single bedroom with a window which has previously accommodated a double bed.

Loft Space - There is a partially converted loft room accessible from a hatchway in the hall near the bedrooms. It has a skylight and might be very useful to someone wanting a hobby room or other such space.

Shower Room 1 - a shower unit, low flush WC and wash-hand basin inset to vanity area with cupboards underneath. Window, fully tiled walls and floor.

Shower Room 2 - a shower unit, low flush WC and wash-hand basin inset to vanity area with cupboards underneath. Window, fully tiled walls and floor.

Parking and Garage - there is a good sized driveway that leads off Cherry Garth as a single driveway that opens up in width in the approach to the double garage. The brick-built garage has a pitched roof and two windows to the side. There is power and light laid on.

Garden - the generous plot offers a good sized garden despite the substantial footprint of the property. The gardens are south-facing and elevated above the roads to the south and west. There is a large area of lawn, hedge to the perimeter, a greenhouse, beds and a range of trees. As well as the driveway from Cherry Garth there is a driveway providing street parking leading off The Green. There is a boiler room to the rear of the entrance porch housing a combination oil fired boiler which provides hot water and central heating requirements. There is an oil tank at the rear of the property and also a connection point for LPG gas bottles.

