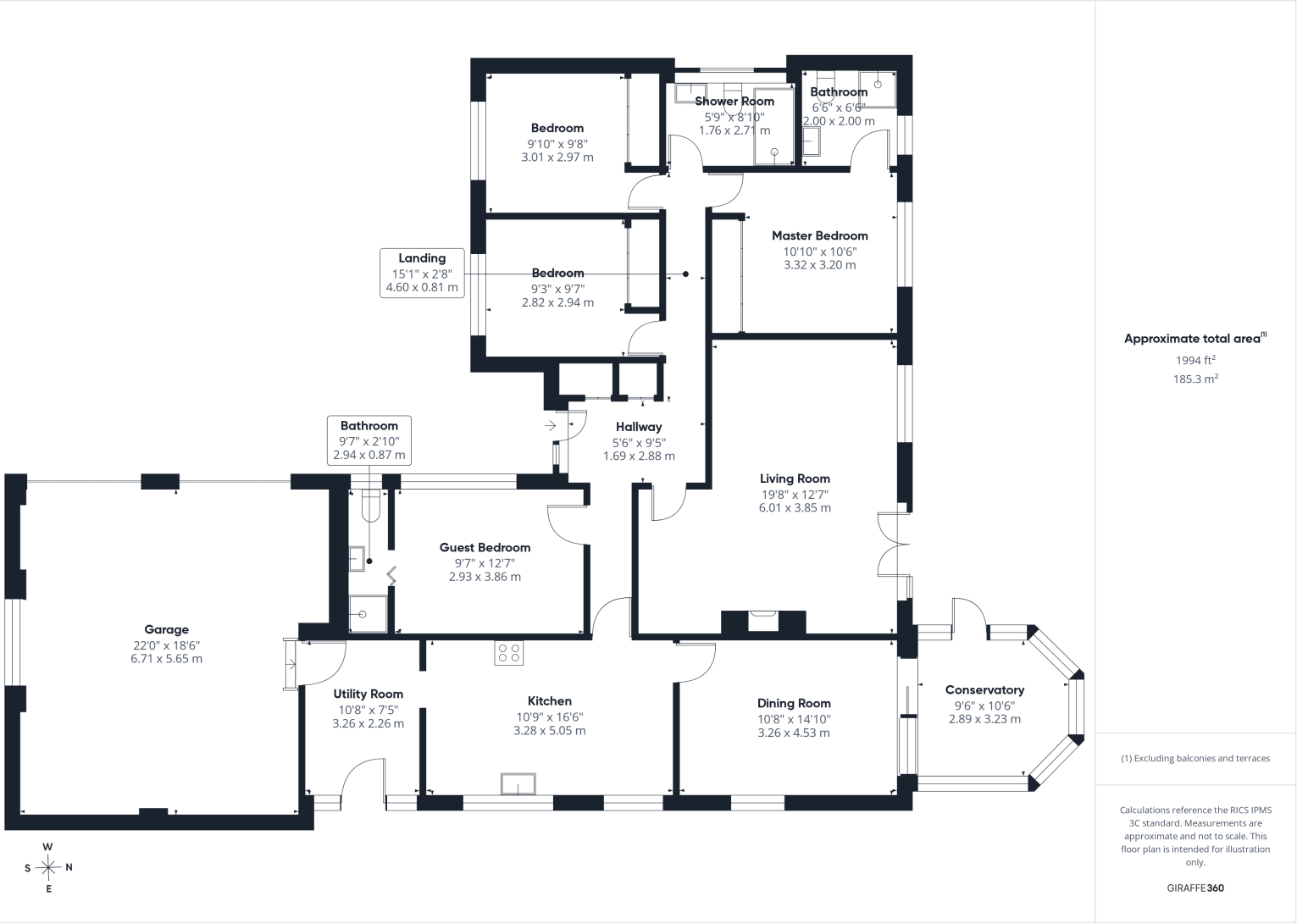




Asking Price
£360,000

The Arches,
East Lambwath Road,
Withernwick, HU11 4TL



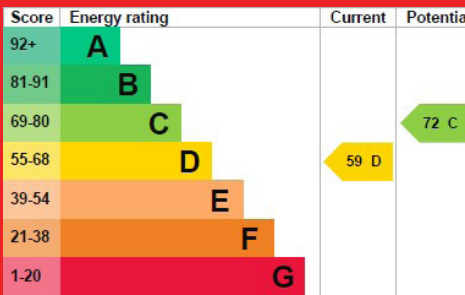
HEATING AND INSULATION
The property has oil-fired radiator central heating and uPVC double glazing.

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 'E'.

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



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



The Arches, East Lambwath Road, Withernwick, HU11 4TL

DESCRIPTION

A spacious detached bungalow occupying a delightful position in this well regarded village to the east of Beverley. The property offers nearly 2000 sq ft of space including its substantial double garage, with 4 bedrooms (2 en suite) and three reception rooms including the conservatory. It is also a spacious plot of 0.21 acres providing good levels of off street parking and an excellent rear garden. A superb property in a sought after village and offered with no forward chain so early viewing is essential.

This individually built detached bungalow occupies an appealing position towards the edge of this popular village. The spacious property occupies a substantial plot of 0.21 acres and offers nearly 2000 sq ft of space across its 4 bedrooms, 3 reception rooms and substantial double garage. The space means that it is likely to appeal to a wider market than those who are looking for single floor living. The spacious plot means there is both a good level of off street parking but also a very generous and attractive rear garden. The property benefits from oil fired central heating and uPVC double glazing. Its extensive accommodation briefly compromises: an Entrance Hall, spacious Living Room with fitted display units and storage, Dining Room, Conservatory, Dining Kitchen and Utility Room. There is a Master Bedroom with fitted wardrobes and an en suite Shower Room, a Guest Bedroom that also offers an En Suite Shower Room, 2 further Double Bedrooms also with fitted wardrobes and a house Shower Room. A spacious block paved driveway provides off street parking for a number of vehicles and gives access to an attached and spacious double garage with twin up-and-over doors. The attractive rear garden is a really good size and is well maintained and landscaped.



Only an internal viewing will allow you to fully appreciate all that this spacious bungalow offers along with its large and excellently situated plot. Given there is no forward chain we would recommended viewing quickly but we do also offer a 360 degree tour which will provide an excellent insight in the first instance.

LOCATION

East Lambwath Road lies on the east side of Withernwick and is an attractive street with a mix of houses and a rural feel. Withernwick is a popular village with a pub and a historic Grade II listed church. Its position in picturesque rural East Yorkshire means the coast is only a little way further to the east. Nearby Beverley, Hornsea and east Hull, as well as a number of smaller nearby settlements provide an excellent range of amenities.

ACCOMMODATION

Entrance Hall - a spacious entrance hall.

Living Room - a large room with extensive fitted display and storage cabinets along one wall, a window, French doors to the rear and a fireplace.

Dining Room - with a window to the side and sliding patio doors to the....

Conservatory - with double glazing to three sides and French doors opening onto the garden.

Dining Kitchen - a fitted kitchen with a range of base and wall mounted units that incorporate an electric hob and electric oven. There is space for a dishwasher, two windows to the side, a 2.5 bowl sink and twin drainer.

Utility Room - with some fitted units, plumbing for a washing machine, two windows, a stable door to the side and a door to the garage.

Master Bedroom - a double bedroom with fitted wardrobes and a window to the rear.

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

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

En Suite Shower Room - with a three piece suite in white comprising a shower unit, low flush WC and wash hand basin. Window to the side.

Bedroom 3 - a double bedroom with a fitted wardrobe and window to the front.

Bedroom 4 - a double bedroom with a fitted wardrobe and window to the front.

House Shower Room - with a three piece suite in white comprising a good sized walk-in shower unit, low flush WC and wash hand basin. Window to the side.

OUTSIDE

Driveway and Parking-a spacious block paved driveway provides off street parking for a number of cars and provides access to the double garage. The double garage is attached and is spacious (22'0 x 18'6) with twin up-and-over doors, a window to the front and a door to the utility room. It houses an oil fired boiler, the oil tank and has power and light laid on.

Gardens - besides the driveway there are also well maintained herbaceous borders, a shaped lawn and gravelled areas to the front of the property. A gate leads past the side of the property to the rear garden. The rear garden is a very good size and has been landscaped with ease of maintainenance in mind. There is a large patio area and an area of artificial lawn. That lawn is purely for maintenance purposes and not due to a lack of light. There is a range of herbaceous and raised beds, a rockery, and a greenhouse and potting shed which are all surrounded by fencing and hedging. It really is a lovely garden and is likely to be a significant draw for interested parties.

