

HEATING AND INSULATION

The property has oil-fired 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

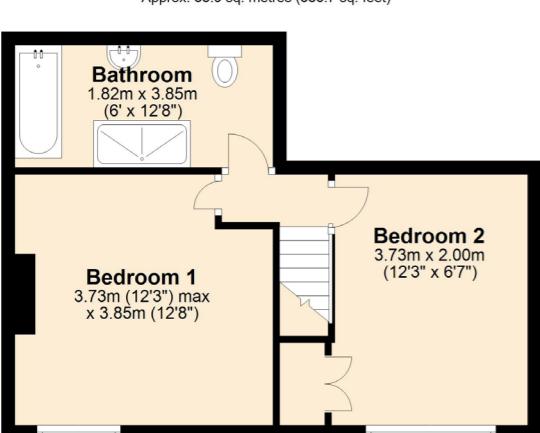
Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



£265,000

**Corner Cottage,
Aike**





Corner Cottage, Aike, YO25 9BG

An excellent opportunity to purchase a cottage with good sized gardens in this sought after hamlet between Beverley and Driffield. The property has been improved by the current owners and may offer opportunities for extension/alteration -subject to necessary permissions -to suit the purchaser.

The property benefits from a newer oil central heating system installed since 2021 and offers rooms that are of good proportions. The ground floor is larger than the first floor so there is an emphasis on living space. In brief it comprises: a good sized Entrance Hall, Living Room with cast iron wood burning stove, Dining Room, a fitted Dining Kitchen with range of modern shaker style units with integral appliances including, oven, hob and fridge/freezer, Utility Room and WC Cloaks. To the first floor is a landing, 2 Double bedrooms and Bathroom. The house benefits from uPVC double glazing.

The house fronts straight onto the street, though it is very quiet and there is a decent width grass verge. The gardens extend to the side and rear and the whole plot is approximately 0.18 acres.

It is not overlooked and beyond providing opportunities to extend may also offer the potential for a working garden or other outbuildings. There is a brick store and a former workshop which is attached to the roof. There are areas of gravelled hard standing with access to the street via double timber gates, lawn, beds and borders and the gardens' perimeters are hedged and fenced.

LOCATION

Aike is located to the north east of Beverley and is also home to Laurel Vines a vineyard and winery. It is a quiet settlement and a no through road. Local shops and amenities can be found in nearby Hutton Cranswick, Beverley and Driffield.

ACCOMMODATION

Entrance Hall - spacious

Living Room - with wood burning stove.

Dining Room

Dining Kitchen - with appliances including oven, hob and fridge freezer.

Utility Room

WC Cloaks

2 Double Bedrooms

Bathroom

Gravelled Car Hard Standing

Gardens to Side & Rear - plot approx 0.18 acres.

