HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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www.hornseys.uk.com

£425,000

82 Main Street, Etton, Beverley, HU17 7PQ

** COUNTRYSIDE VIEWS IN PEACEFUL RURAL VILLAGE **
PROMINENT ELEVATED POSITION ** NO ONWARD CHAIN **

Hornseys are exceptionally proud to present to the market this truly unique opportunity.
An individually designed detached bungalow BOASTING a highly DESIRABLE elevated plot of approx 1/4 of an acre, DOUBLE GARAGE, two double bedrooms, two bathrooms, generous breakfast kitchen, two reception rooms and a sun room extension.
Enjoying easy access to the historic market towns of Beverley and Market Weighton and only a short commute to the beautiful city of York, we strongly advise an early viewing to fully appreciate this lovely property.
Council Tax Band - E. EPC - E

Bedrooms	Bathrooms	Receptions
2	2	2

OnTheMarket.com

RICS

ETTON

Approximately four miles north west of the historic town of Beverley and its many amenities lies Etton, a picturesque rural village. On the main street is St Marys Church which has regular weekly services, the village hall is well used with regular clubs and meetings and is also available for hiring for parties etc.. There is also a pub called The Pub at Etton which is very popular for its fine wines and ales. The nearest train station is in Beverley and the village is on a regular bus route.

HALL

The spacious hallway is entered from the front of the property through a UPVC double glazed door with side panels allowing an abundance of natural light to welcome you home. With a carpeted floor, central heating radiator and a generous airing/storage cupboard, the hallway allows access to...

LOUNGE

5.06m x 3.97m (16'7" x 13'0")

A spacious and relaxing family room centred around a feature fireplace with an inset fire framed with an attractive surround, side alcoves with concealed lighting create ideal areas for display and storage, carpeted floor, central heating radiator and a UPVC double glazed window. Double doors lead to...

DINING ROOM

3m x 3.05m (9'10" x 10'0")

Boasting ample space for a family sized dining table and chairs with a central heating radiator, carpeted floor, ceiling down lights and mood wall lighting. The dining room enjoys an open plan layout with the rear sun room extension.

SUN ROOM

3.54m x 3.74m (11'7" x 12'3")

Creating another relaxing and spacious seating area with lovely views into the rear garden. The Room has UPVC double glazed windows, UPVC double glazed patio doors and a carpeted floor.

BREAKFAST KITCHEN

3.2m x 6.35m (10'5" x 20'9")

Fitted with an extensive range of oak wall and base units with granite work surfaces over and splash back tiling to the walls, inset composite kitchen sink with drainer and mixer tap over, oil fired AGA with extractor hood over and an integrated family sized dishwasher. Boasting two UPVC double glazed windows,

ample space for a breakfast table and chairs, ceiling down lights and a laminate effect floor. UPVC door to the side and a door leads to...

UTILITY ROOM

A valuable addition for any modern home. Enjoying a range of fitted floor and wall units with work surfaces over and splashback tiling to the walls, inset belfast style sink, plumbing for an automatic washing machine, space for a larder style fridge freezer, tiled flooring, UPVC double glazed window and a central heating radiator.

BEDROOM ONE

4.52m (including bay) x 3.45m (14'9" (including bay) x 11'3")

To the front of the property and fitted with an extensive range of bedroom furniture providing ample bedroom hanging and storage space, carpeted floor, central heating radiator and a walk in bay fitted with a UPVC double glazed window. Door leads to..

EN-SUITE

2.33m x 2.13m (7'7" x 6'11")

A generous sized en-suite comprising a spacious shower enclosure with mixer shower, low level flush W.C and a vanity unit with a counter sunk wash basin and ample bathroom storage with additional bathroom storage from wall cabinets. Fully tiled walls are complimented with a carpeted floor, UPVC double glazed window and a central heating radiator.

BEDROOM TWO

3.44m x 3.24m (11'3" x 10'7")

The second double bedroom is quietly located to the rear of the property and boasts a carpeted floor, a range of fitted wardrobes providing ample bedroom hanging and storage space, central heating radiator, UPVC double glazed window and coving to finish the ceiling edges.

BATHROOM

The generous family bathroom enjoys a matching three piece suite comprising a panelled bath with mixer shower over and a fixed shower screen, low level flush W.C and a vanity unit housing a counter sunk wash basin with bathroom storage beneath. Fully tiled walls are complimented with a carpeted floor, central heating radiator and a UPVC double glazed window. Storage cupboard.

FRONT GARDEN

The property stands back from the road on an elevated plot with the front landscaped garden laid to lawn and decorated with mature well manicured garden plants and specimen conifers. A side drive provides ample off road parking for several vehicles and leads to the detached double garage with up and over door, side window, power and light.

REAR GARDEN

Immediately to the rear of the property a block paved patio area creates a private and tranquil place to sit and relax, with steps leading to a lawned area with mature garden plants and shrubs decorating the boundary with views beyond.

SERVICES

Mains water, electricity and drainage are connected to the property.
Oil fired central heating.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Payable to East Riding County Council 01482 393939. Tax band - E

VIEWING

Viewing is strictly by appointment with the agents. Tel 01430 872551.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

ANIT-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£25.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or

otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

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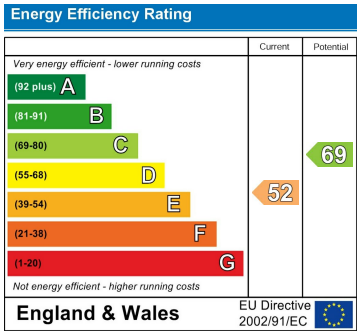
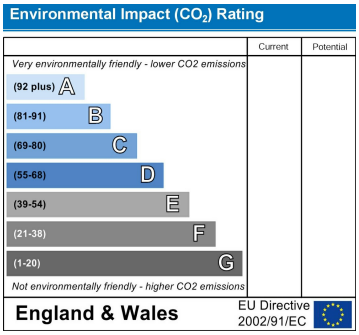
CONNECTED PERSON

Please note: The seller of this home is related to a staff member at this estate agency.





Floor plan

Total area: approx. 119.9 sq. metres (1290.5 sq. feet)