



85 Main Street, Etton, Beverley, HU17 7PG

**LEONARDS**

SINCE 1884



- Well Presented Double Fronted Semi Detached Cottage
- Two Reception Rooms and Garden Room
- Enclosed Rear Garden with Outbuildings
- Mainly Secondary Double Glazing

- Highly Recommended For Viewing
- Rear Facing Kitchen and Ground Floor Shower Room
- Driveway to Garage

- Entrance with Stairs Leading off
- Two First Floor Double Bedrooms and Shower Room
- Oil Fired Central Heating System

Nestled in the charming village of Etton, Beverley, this delightful double fronted semi-detached cottage on Main Street offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home. The property features two generously sized bedrooms, each designed to be a peaceful retreat. The two shower rooms ensure that morning routines are effortless, catering to the needs of both residents and guests alike. Outside, the property boasts parking and a well proportioned garage, a valuable asset in this picturesque village setting. The surrounding area is known for its friendly community and beautiful countryside, making it an ideal location for those seeking a tranquil lifestyle while still being within easy reach of local amenities. This delightful cottage is not just a home; it is a wonderful opportunity to embrace the charm of village life in Etton. Whether you are a home mover or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home. Having an oil fired central heating system and mainly secondary double glazed windows. Offered for sale with No Forward Chain. Viewings via Leonards.

## Offers In The Region Of £325,000





### Location

The property is located within the picturesque village of Etton which lies 3½ miles due north of the popular Market Town of Beverley, the village being accessed from the B1248 Malton Road. The property is situated on the southern side of Main Street which includes a range of traditional cottages, new builds and farm steads, Main Street continuing and allowing access onto the A1079 which runs between the cities of Hull and York. The village includes a church and village hall, primary schooling and convenience store being available in the near by village of Cherry Burton.

### Entrance Hall

Main timber front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Access into the ground floor rooms off.

### Sitting Room

11'10" to back of chimney breast x 15'10" (3.608m to back of chimney breast x 4.848m)  
Multi paned window to the front elevation with secondary double glazed unit. Feature fireplace. Radiator. Wall light points.

### Dining Room

10'7" to chimney breast x 11'7" (3.247m to chimney breast x 3.545m )  
Multi paned window to the front elevation with secondary double glazed unit. Feature fireplace with cupboards and shelves to one side. Radiator. Wall light points.

### Lobby

Under stairs cupboard. Access into the kitchen and garden room off.

### Kitchen

8'3" x 12'4" (2.519m x 3.780m)  
Fitted with a range of base and wall units. Work surfaces with single drainer sink unit with mixer tap. Part tiled walls. Space for appliances. Triple aspect with multi paned windows to the side and rear elevations. The rear has sealed unit double glazed inserts and the side windows have secondary double glazed units. Radiator.

### Garden Room

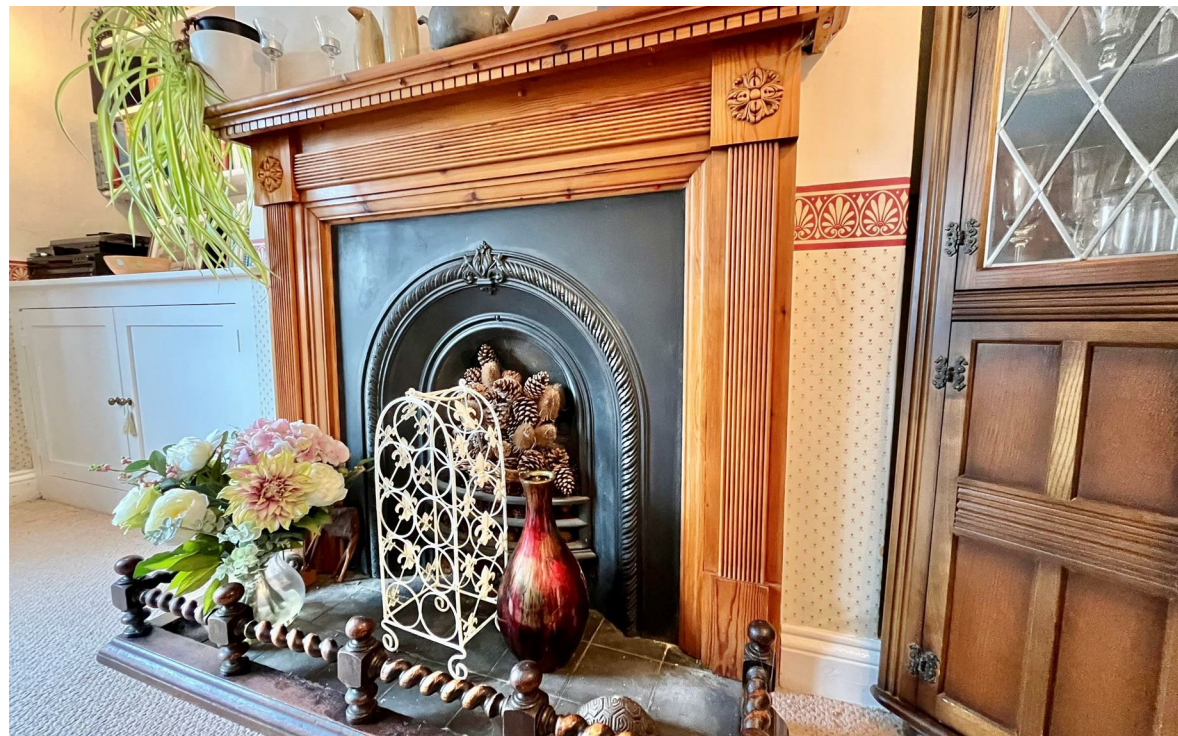
11'4" x 8'2" (3.478m x 2.510m)  
Overlooking the rear garden with door proving access to the outside. Tiled flooring. Radiator.

### Shower Room

4'1" x 6'9" (1.248m x 2.072m)  
Suite of shower cubicle with mains plumbed shower. Wash hand basin and WC. Panelling to the walls. Small window to the side elevation with secondary double glazed unit. Slimline towel radiator.

### First Floor

Multi paned window to the rear with secondary double glazed unit. Access to all rooms off.





### Bedroom One

11'11" to back of chimney breast x 15'11" (3.642m to back of chimney breast x 4.865m)  
Multi paned window to the front elevation with secondary double unit. Feature fireplace.  
Radiator. Jack n Jill door to cupboard and Bedroom Two.

### Bedroom Two

11'1" x 10'7" (3.381m x 3.251m)  
Multi paned window to the front elevation with secondary double unit. Feature fireplace.  
Radiator. Jack n Jill door to cupboard and Bedroom One.

### Shower Room

8'11" max x 7'8" max (2.729m max x 2.340m max)  
Suite of double shower cubicle with mains plumbed shower, wash hand basin and WC. Part tiled walls. Multi paned with to the side elevation with secondary double unit.  
Sloping ceiling profile. Radiator. Store cupboard.

### Outside

The property enjoys a pleasant garden plot and has a delightful rear garden which is laid to lawn with well stocked borders with a variety of plants and shrubs. To the rear there is a small summerhouse. Off road parking with driveway access to the garage,

### Boiler House

7'0" x 7'0" (2.157m x 2.153m)  
Containing the Trianco oil fired central heating boiler. Light and power. Shelves.

### Oil Tank Store

7'5" x 7'0" (2.265m x 2.152m)  
With oil storage tank. Light. Shelf. Stable type door.

### Garage

9'10" x 20'0" (3.007m x 6.097m)  
With timber front access doors. Multi paned window to the side elevation. Light and power. Bench and shelves.

### Energy Performance Certificate

The current energy rating on the property is E (51).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





### Agents Note

This property is being sold subject to probate.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number ETT032085000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

### Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



















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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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