



**QUICK & CLARKE**  
The Property Specialists

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**16 North Road, Lund YO25 9TF**  
**£475,000**

- Remodelled and renovated true bungalow
- 1/4 acre plot
- Fabulous views over open countryside
- Open plan living dining kitchen
- Large well tended garden
- Potentially can be used as a 3 bedroomed property
- Much sought after East Yorkshire Wolds village
- Potential to extend further
- EPC rating D
- Council tax band E

Having recently undergone a full programme of modernisation and renovation, this deceptively spacious (approximately 1,500 square feet) detached bungalow is situated on a large 1/4 acre elevated plot which could also offer further opportunity to extend both to the rear and the side.

Offering a flexible layout which benefits from a cosy lounge to the front (which could be used as a 3rd bedroom) and a fabulous open plan living dining kitchen to the rear overlooking the garden, the property has a beautiful light and bright ambience.

Situated in one of East Yorkshire's most sought after villages, such properties are rarely available. The elevated position provides for glorious views from the living dining kitchen and master bedroom over open countryside.

#### LOCATION

The property is located on the eastern side of North Road, midway between its junction with The Green and the B1248, situated next door to Lund House.

Lund lies some six miles north of Beverley and on the edge of the Yorkshire Wolds, surrounded by attractive rolling countryside. Lund is largely seen as the premium of the sought after villages located just to the north of Beverley. Lying just off the Beverley to Malton Road and in the heart of East Yorkshire, the position allows for ease of access to these market towns. Lund has a highly regarded public house and restaurant, The Wellington Inn, and the Michelin Star Pipe & Glass Inn is located close by in South Dalton.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

4'10 x 4'10 (1.47m x 1.47m)  
Timber panelled front door with glass panel, quarry tiled floor, opening into the entrance hall.

##### ENTRANCE HALL

26'9 x 4'10 (8.15m x 1.47m)  
Timber panelled door opening into a long and attractive entrance hall lit by an overhead skylight.

##### CLOAKROOM

5'10 x 4'6 (1.78m x 1.37m)  
Modern vanity hand wash basin with matching wall cabinet above, close coupled WC, chrome heated towel rail.

##### LOUNGE

16'1 into bay x 13'11 (4.90m into bay x 4.24m)  
The focal point of the room is a wood burning stove set on a slate hearth with mounting for a television above, walk-in bay window to the front elevation. This room provides the option to use as the third bedroom.

##### BEDROOM 2

16'1 into bay x 13'11 (4.90m into bay x 4.24m)  
Walk-in bay window to the front elevation.

##### OPEN PLAN LIVING DINING KITCHEN

25'7 x 13'11 (7.80m x 4.24m)  
A fabulous room positioned to the rear of the house with bifold doors which open into the garden. Superb views into Holderness and attractive large scale porcelain tiled floor.

The modern kitchen offers a generous range of light grey painted base units with grey granite worksurfaces and matching upstand, along with white painted wall units. Rangemaster range set in fireplace, 1 1/2 bowl sink and drainer, two contemporary style radiators and door into the side lobby.

##### SIDE LOBBY

uPVC glass panelled door opening onto the side of the property and cupboard housing the oil central heating boiler.

##### UTILITY ROOM

13'11 x 7'2 (4.24m x 2.18m)  
Base storage units with grey granite worksurfaces and matching upstand, attractive large scale porcelain tiled floor. Composite sink and drainer, space and plumbing for washing machine, tumble drier, fridge and freezer. A glass panelled door opens to the side of the property adjacent to the courtesy door to the garage. This room could potentially be remodelled to create a large bathroom.

##### BEDROOM 1

13'5 x 13'11 (4.09m x 4.24m)  
Window overlooking the garden giving attractive views over open fields.

##### WALK-IN DRESSING ROOM

Shelved out for storage.

##### EN-SUITE SHOWER ROOM

8'3 x 4'10 (2.51m x 1.47m)  
Three piece sanitary suite comprising walk-in shower, close coupled WC and vanity wash basin. Wall-mounted cabinet with integral lighting, chrome heated towel rail, fully tiled walls and floor, window to the rear elevation.

##### GARAGE

16'11 x 10'10 (5.16m x 3.30m)  
Up & over door, rear courtesy door and window, supplied with light and power.

##### OUTSIDE

The property occupies a large 1/4 acre plot with a concrete drive to the front leading up to the garage. Further vehicular gates could provide parking to the north side of the bungalow and permission has been granted for the addition of a driveway and dropped kerb.

The rear garden is extensively lawned with a patio area adjacent to the rear of the house. With a large timber shed, the garden is well established with a post and rail fence to the rear which does not hinder the very attractive far reaching views afforded by the elevated position across open fields and into Holderness.

##### AGENT'S NOTE

The majority of the interior was replaced approximately two years ago including the kitchen, bathrooms, electrics and heating system.

##### SERVICES

Mains water, drainage and electricity are available or connected to the property.

##### CENTRAL HEATING

The property benefits from an oil fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

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GROUND FLOOR



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