



**1 Damson Garth, Lund, Driffield YO25 9TH**  
**£280,000**

- Three bedroom semi-detached house
- Very generous plot
- Outstanding picturesque village
- Three bedrooms and two reception rooms
- A degree of refurbishment required
- Highly regarded village pub
- Great access to Beverley and Driffield
- EPC Rating: G
- Council Tax Band: C

A semi-detached, three bedrooomed house standing on an extremely generously proportioned plot in the heart of one of East Yorkshire's most sought after villages.

No. 1 Damson Garth offers an excellent opportunity to acquire a property in need of a degree of refurbishment which will enable you to put your stamp on this truly wonderful family home. The property offers two reception rooms, kitchen and pantry as well as ground floor w.c. and workshop, whilst at first floor there are three bedrooms and a family bathroom.

Externally, the house benefits from gardens to all three sides as well as off-street car parking and a detached timber single garage.

Lund is particularly desirable because of its picturesque nature, the very popular Wellington Inn and the ease of vehicular access to the market towns of Driffield and Beverley.

#### LOCATION

Lund is a most sought after residential village being located between Beverley and Driffield and being convenient for access to both towns. The village itself is populated by a number of cottage style properties with the highly regarded Wellington Inn public house/restaurant being one of its focal points.

#### THE ACCOMMODATION COMPRIMES

#### GROUND FLOOR

#### ENTRANCE HALL

Staircase to first floor.

#### LIVING ROOM

14' x 12'6" (4.27m x 3.81m)  
Timber fireplace with polished stone inset and hearth, PVCu sealed unit double glazed window.

#### DINING ROOM

12' 6" x 9'2" (3.66m 1.83m x 2.79m)  
Tiled fireplace and PVCu sealed unit double glazed French doors to conservatory.

#### CONSERVATORY

9'3" x 7'6" (2.82m x 2.29m)  
Of PVCu sealed unit double glazed and brick construction with tiled floor and door to garden.

#### KITCHEN

7' x 6' (2.13m x 1.83m)  
Fitted base units, walk-in pantry, single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window and quarry tile floor.

#### REAR LOBBY

PVCu sealed unit double glazed window and door to porch.

#### PORCH WITH INTEGRAL COAL STORE.

Sealed unit double glazed patio doors. Access to:

#### CLOAKROOM

Low level w.c. and PVCu sealed unit double glazed window.

#### WORKSHOP

Light and power laid on.

#### FIRST FLOOR

#### LANDING

PVCu sealed unit double glazed window.

#### BEDROOM 1

12'7" x 11' (3.84m x 3.35m)  
PVCu sealed unit double glazed window and fitted wardrobe.

#### BEDROOM 2

10'9" x 10'7" (3.28m x 3.23m)  
PVCu sealed unit double glazed window.

#### BEDROOM 3

9'5" x 7'6" (2.87m x 2.29m)  
PVCu sealed unit double glazed window.

#### BATHROOM

8' x 7'3" (2.44m x 2.21m)  
Panelled bath with wash basin and low level w.c., built-in cupboard housing hot water cylinder with electric immersion heater and PVCu sealed unit double glazed window.

#### OUTSIDE

The property stands on an extremely generous plot with gardens to three sides having attractive hedge boundaries to the front and a 'hidden' composting area. There is also a gravel driveway with gated access leading to a detached timber single garage.

To the rear of the property is a further good size lawned garden with patio seating area and garden shed.

#### SERVICES

All mains services are available or connected to the property.

#### DOUBLE GLAZING

The property benefits from PVCu 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 the 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.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



**VIEWINGS** Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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