Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

Holly Bank Main Street, Etton HU17 7PQ

£675,000

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- Four/five bedrooms
- 2 reception rooms plus dining kitchen
- 0.4 acre plot
- Beautiful village setting
- Tucked away position
- Double garage & parking
- New boiler June 2024
- EPC Rating: E
- Council Tax Band: F

A characterful and captivating family house offering the flexibility of four/five bedrooms, two reception rooms and a dining kitchen. Attractively situated on an established 0.4 acre plot, this beautiful house benefits from high ceilings to the ground floor and views over open countryside from the bedrooms to the front of the property. In a tucked away and elevated position, which bestow a superb feeling of privacy to the extensive gardens, the house is delightfully located in the lovely village of Etton and offered to the market with no onward chain. Benefitting from off-street parking in addition to the double garage, viewing is highly recommended.

LOCATION

The property is situated in a tucked away position in the lovely East Yorkshire Wolds village of Etton.

Etton is a delightful village situated in the heart of the Yorkshire Wolds which benefits from a public house (temporarily closed), village hall and access to beautiful countryside. Etton is a Conservation village and is well served by the historic market town of Beverley (4.5 miles) which offers outstanding amenities including a varied mix of individual and high street named stores along with pubs, restaurants, historic buildings and the open pastures of Beverley Westwood, the Racecourse and Golf Club.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

25'2" x 10'4" reducing to 7' (7.67m x 3.15m reducing to 2.13m)
Accessed under an external porch with Yorkstone pavers and with an attractive solid oak front door with ornate glass panels and further windows to either side. An oak laminate entrance area has two steps up to a carpeted entrance hall where there are stairs to the first floor accommodation.

CLOAKROOM

8'5" x 2'3" (2.57m x 0.69m)
Two piece sanitary suite comprising wall hung hand wash basin, w.c. and window to the side elevation.

LIVING ROOM

17' x 13' (5.18m x 3.96m)
A very well proportioned triple aspect room with high ceilings, bowed window to the front elevation, further window to the side and glass panelled door opening onto the side of the property. An exposed brick fireplace houses a wood burning stove set on a quarry tile hearth with oak mantel above.

DINING ROOM/SITTING ROOM

14' x 9'8" (4.27m x 2.95m)
A dual aspect room with French doors opening out onto the patio area of the rear garden.

BREAKFAST KITCHEN

19'5" x 12'8"reducing to 8'10" (5.92m x 3.86mreducing to 2.69m)
An attractive bespoke cottage style kitchen with cream fronts, solid wood butcher's block work surfaces and ceramic tile splashbacks, one and a half bowl porcelain sink and drainer, four ring induction hob with extractor over, integrated Neff double oven and dishwasher, two windows to the rear elevation and French doors opening onto the patio area of the rear garden.

UTILITY ROOM

9' x 5'7" (2.74m x 1.70m)
Base and larder units, laminate butcher's block work surfaces, space and plumbing for washing machine and tumbler dryer, stainless steel sink and drainer and window to the side elevation.

FIRST FLOOR

LANDING

24'3" x 5'11" (7.39m x 1.80m)
A wide landing with window to the front elevation. The front of the landing could be used as office space and there is a cupboard housing the hot water tank.

BEDROOM 1

13'6" x 12'5" (4.11m x 3.78m)
Fitted wardrobes and window to the front elevation with views over open countryside.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising low level w.c., pedestal hand wash basin, shower enclosure with Aqualisa power shower, window to the rear elevation and partially tiled walls.

BEDROOM 2

12'1" x 9'4" (3.68m x 2.84m)
Two windows to the rear elevation.

BEDROOM 3

10'9" x 9'9" (3.28m x 2.97m)
Two windows to the rear elevation.

BEDROOM 4

11'5" x 8'9" (3.48m x 2.67m)
Window to the front elevation and door leading through to bedroom 5/office.

BEDROOM 5/OFFICE

8'9" x 8'9" (2.67m x 2.67m)
Velux roof light.

BATHROOM

12' x 5'8" (3.66m x 1.73m)
Four piece sanitary suite comprising panelled bath, low level w.c., corner shower enclosure and pedestal hand wash basin, partially tiled walls and window to the side elevation.

OUTSIDE

The property is in an elevated position with an inclined drive and with the front garden being largely laid to lawn with numerous mature shrubs and trees which offer a great level of privacy to the front of the house. A block sett drive leads up to the double garage and provides parking for a number of cars.

DOUBLE GARAGE

18'1" x 18'2" reducing to 14'9" (5.51m x 5.54m reducing to 4.50m)
Double up-and-over doors, supplied with light and power and housing the recently fitted oil boiler (June 2024).

REAR GARDEN

A timber gate provides access from the side of the property to the extensive rear garden. Immediately adjacent to the rear of the house is a wide flagged patio area that encompasses the whole width of the rear of the house. Steps lead up between raised flower borders to the lawned garden which extends Northwards through a number of glades enclosed by mature shrubs and trees. Largely a blank canvas, to the very rear of the garden is a vegetable plot and a shed/Wendy House. A number of neighbouring properties have made this area into a feature due to its peaceful location skirting open fields to the rear and being set well away from the road and the houses.

SERVICES

Mains water, electricity and drainage 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 double glazing.

TENURE

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

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

GROUND FLOOR

1ST FLOOR

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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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.