



**2 Hall Farm Court, Main Street, Tickton HU17 9RZ**  
**£125,000**

- Deceptively spacious corner unit
- Approx. 630 square feet
- Spacious living room & kitchen at ground floor
- First floor bedroom & bathroom
- Gravelled forecourt & communal car parking
- Heart of the village location
- Excellent village amenities
- Great school catchment area
- Super investment/first time buyer opportunity
- EPC Rating: Awaited. Council Tax Band: A

A particularly well designed one bedroom corner property, which extends to approximately 630 square feet offering deceptively spacious ground floor accommodation comprising living room and kitchen, whilst at first floor there is a double bedroom and separate bathroom. Outside there is a gravelled forecourt seating area.

The property is located within the heart of this very popular residential village, particularly sought after due to the facilities it offers including Post Office, primary school and leisure facilities, as well as being within an excellent senior school catchment area.

This really will make a super first time buyer or investment opportunity.

#### LOCATION

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### LIVING ROOM

16'2" x 11'4" (4.93m x 3.45m)

Adam style fireplace with marble effect inset and hearth with gas fire, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

16'4" x 13'6" (4.98m x 4.11m)

A range of modern base and eye level units with roll edge work surfaces incorporating an electric oven with gas hob, one and a half bowl single drainer sink unit, two walk-in storage cupboards, tiled floor, PVCu sealed unit double glazed window and radiator.

##### FIRST FLOOR

##### LANDING AREA

##### BEDROOM

12'6" x 9'4" (3.81m x 2.84m)

A very good range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

Panelled bath with electric shower over, pedestal wash basin and low level w.c., majority tiled walls, sealed unit double glazed skylight and radiator.

##### OUTSIDE

Gravelled forecourt and communal car parking.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### 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

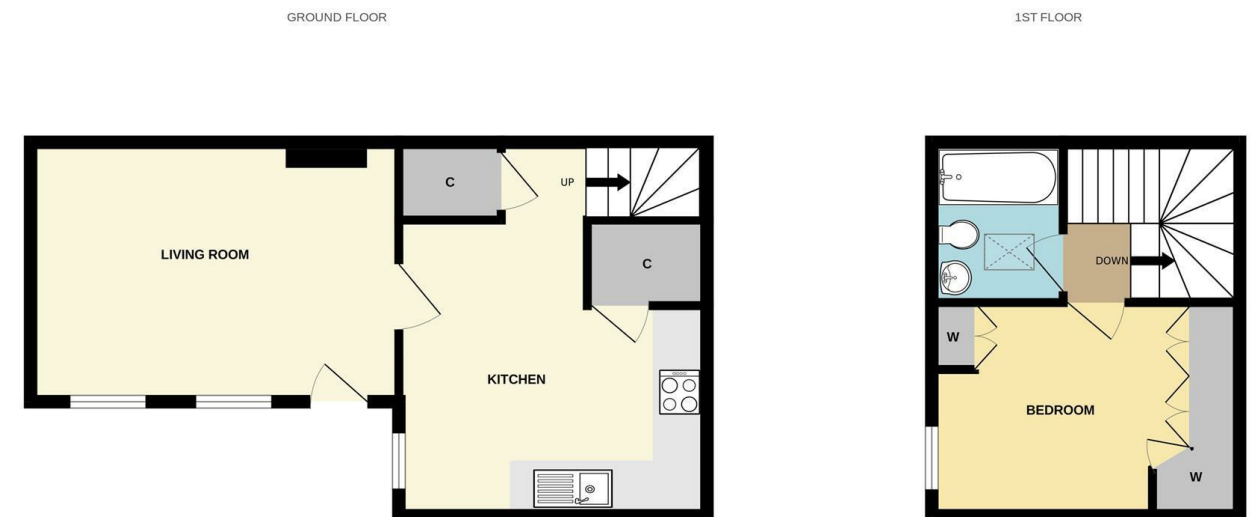
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

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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)



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.