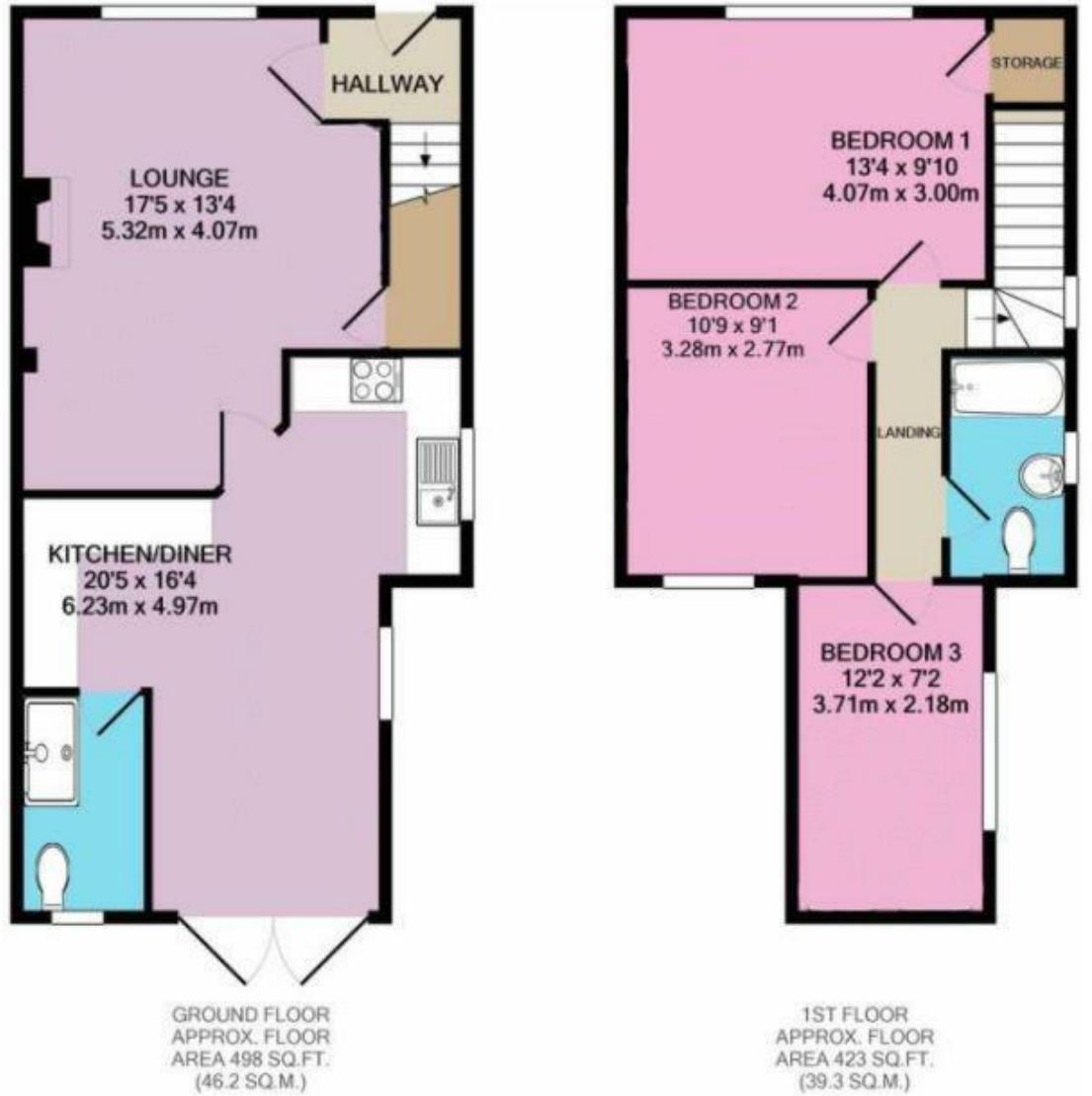


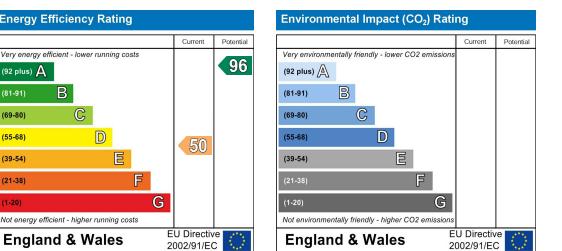
**Floor Plan (for identification purposes only)**



**Viewing**

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**VIEWINGS** Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. 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.

**2 Holderness Cottages, Main Street,  
Catwick HU17 5PH**

**Offers in the region of  
£240,000**





- Stunning Property Throughout
- 18ft Lounge
- Large Garden Plot
- Beautifully Landscaped Gardens
- Garage

An absolutely stunning semi-detached home which enjoys some lovely rural views, plenty of parking, a garage and a large rear garden adjoining open fields. The accommodation has UPVC double glazing, mains gas central heating and comprises: 18ft lounge, extended dining kitchen, shower room W.C., stairs lead to three double bedrooms and a bathroom / W.C. This property simply must be viewed to appreciate all that is on offer.

#### LOCATION

This property forms part of Holderness Cottages which fronts onto Main Street in the pleasant village of Catwick.

Catwick is a small rural village which straddles the A1035 Leven to Hornsea road and is located just 8 miles from the market town of Beverley, about 14 miles from the city of Hull and 6 miles from the East Yorkshire coastal town of Hornsea.

#### ACCOMMODATION

The accommodation has been refurbished and is beautifully presented throughout, has mains gas central heating via hot water radiators, UPVC double glazing and is briefly arranged on two floors as follows:

#### ENTRANCE HALL

4'9" x 3'2" (1.45m x 0.97m)

With solid oak flooring, stairs leading off, UPVC front entrance door and one central heating radiator.

- Wonderful Rural Views
- Extended Dining Kitchen
- Excellent Parking
- Three Double Bedrooms
- Energy Rating - E

#### LOUNGE

11'2" x 18'2" (overall) (3.40m x 5.54m (overall))  
With an electric stove set on a tiled hearth with timber mantle above, ceiling cove, built in understairs cupboard, a bow window to the front, solid oak flooring and one central heating radiator.

#### DINING KITCHEN

16'4" x 20'7" (overall) (4.98m x 6.27m (overall))  
An extensive range of fitted base and wall units incorporating contrasting work surfaces with an inset 1 1/2 bowl sink unit, built in oven and microwave above, ceramic hob with cooker hood over, integrated washing machine and tumble dryer, fridge and freezer, downlighting to the ceiling, tile effect laminate floor covering, double French doors leading onto the rear garden and one central heating radiator.

#### SHOWER ROOM / W.C.

4'9" x 7'7" (1.45m x 2.31m)  
With a large shower cubicle, pedestal wash hand basin, low level W.C., tile effect laminate flooring, PVU cladding to the walls and a hot towel radiator.

#### FIRST FLOOR

##### LANDING

With access hatch leading to the roof space and doorways to:

#### BEDROOM 1 (FRONT)

13'9" x 10'1" (4.19m x 3.07m)  
With a deep built in wardrobe over the stairs, oak effect tongue and groove laminate flooring, ceiling

cove and one central heating radiator. This bedroom enjoys some lovely rural views to the front.

#### BEDROOM 2 (REAR)

8'2" x 11'7" (2.49m x 3.53m)  
With one central heating radiator.

#### BEDROOM 3 (REAR)

7'2 x 11'1" (2.18m x 3.38m)  
With ceiling cove and one central heating radiator. This bedroom enjoys some lovely rural views.

#### BATHROOM / W.C.

5'2" x 8'1" (1.57m x 2.46m)  
With a modern white suite comprising of a panelled bath with mixer taps and shower over, pedestal wash hand basin, low level W.C., downlighting to the ceiling and a hot towel radiator.

#### OUTSIDE

The property is set back behind a mature well screened frontage with timber opening gates leading to a large block paved driveway and turning court with additional stone chipped parking area, the driveway leads alongside the property to meet a single detached brick built garage with double opening main doors.

To the rear is a super, large garden which has been beautifully landscaped and incorporates a paved patio, a decked terrace, ornamental garden pond with water feature and bridge and a summerhouse. Beyond this is a large lawned garden which adjoins fields to the side and rear with mature hedgerow and a further large paved sun terrace and a timber built garden shed. The rear gardens forms a particularly feature of the property and offers a great deal of privacy.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

#### EXTRAS

To include all fitted floor coverings.