



Dene Rise Main Street, Great Hatfield HU11 4US
Offers in the region of £299,500

- Spacious Detached • No Onward Chain Bungalow
- Generous Garden Plot • Plenty of Parking
- Three/Four Bedrooms • Energy Rating: E

Offered for sale with no selling chain involved this spacious detached bungalow whilst in need of some updating and modernisation, offers a potential for enlargement (STLPP) and is set in a particularly generous plot with plenty of parking.

LOCATION

This property fronts onto Main Street, which leads off North Road in this pleasant East Yorkshire Village.

Great Hatfield is a small rural village which lies some 13 miles to the north east of the city of Hull, about 12 miles to the east of the market town of Beverley and within 4 miles of the East Yorkshire coastal town of Hornsea. An ideal choice for those seeking a quiet yet convenient country village location.

ACCOMMODATION

The accommodation has solid fuel central heating via hot water radiators, PVC double glazing and two solar panels to the roof (likely used to provide hot water). The property is to be sold as seen and is arranged on one floor as follows:

OPEN PORCH

ENTRANCE HALL

6'1" deepening to 21'10" x 10'4" max (1.85m deepening to 6.65m x 3.15m max)
With UPVC front entrance door and matching side panels, access hatch leading to the roof space, built in cylinder/airing cupboard and one central heating radiator.

LOUNGE

13'10" x 12' (4.22m x 3.66m)
Plus box bay window overlooking the rear garden. With open fire incorporating a marble hearth and inset with matching surround, ceiling cove and one central heating radiator.

DINING ROOM (OR BEDROOM 4)

13'11" x 11'7" (4.24m x 3.53m)
With French doors leading onto the rear garden, ceiling cove and two central heating radiators.

KITCHEN

10'5" x 12'9" (3.18m x 3.89m)
With fitted base and wall cupboards incorporating contrasting work surfaces with tiled splashbacks, 1 1/2 bowl sink unit, integrated fridge and freezer, built in oven with split level electric hob and cooker hood over, door leading to the rear porch and one central heating radiator.

SIDE PORCH

With UPVC sliding door leading out into the front garden and personal door leading into the garage.

BEDROOM 1 (REAR)

13'10" x 12'7" (4.22m x 3.84m)
With box bay window overlooking the rear garden, with fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 2 (FRONT)

9'4" x 12'8" (2.84m x 3.86m)
With fitted wardrobes and top storage cupboards over a recess for a double bed, ceiling cove and one central heating radiator.

BEDROOM 3 (FRONT)

7'11" x 8'11" (2.41m x 2.72m)
With ceiling cove and one central heating radiator.

BATHROOM/W.C.

6'11" x 8'11" (2.11m x 2.72m)
With a three piece suite incorporating a panelled bath with electric shower over, pedestal wash hand basin, low level W.C., height height tiling to the walls and one central heating radiator.

OUTSIDE

The bungalow is set in a particularly generous garden plot which provides plenty of parking along with an on-built garage (12'1" x 15'7") which also houses the floor mounted central heating boiler and separate W.C. off. There is also a coal store and shed and a lean to potting shed.

The rear garden enjoys a great deal of privacy and is

mainly lawned with borders, a number of fruit trees and there is a mature tree belt beyond.

COUNCIL TAX BAND: D

SERVICES

All services/appliances have not and will not be tested.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed. The property is to be marketed as sold as seen. Buyers should be aware that limited information will be available.



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.

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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