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ESTATE AGENTS



## Rise Lane Catwick, HU17 5PL

Hidden in the charming village of Catwick, this delightful terraced cottage on Rise Lane offers a perfect blend of comfort and picturesque surroundings. With stunning views of open fields, this property is ideal for those seeking a tranquil lifestyle while still being within reach of local amenities.

The cottage features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The galley kitchen is both functional and stylish, making meal preparation a pleasure. With two good-sized bedrooms, there is ample space for a small family or for those who desire a guest room or home office.

The bathroom is well-appointed, ensuring convenience for daily routines. One of the standout features of this property is the sun room, which invites natural light and offers a serene spot to enjoy the beauty of the surrounding landscape throughout the seasons.

The low-maintenance gardens provide a lovely outdoor space without the burden of extensive upkeep, allowing you to spend more time enjoying your home and its surroundings. This quaint cottage is a true gem, perfect for anyone looking to embrace a peaceful lifestyle in a picturesque setting. Don't miss the opportunity to make this charming property your own.

EPC Rating-E- Council Tax Band-B-Tenure-Freehold

**£175,000**

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### Sitting Room

12'11" x 12'11" (3.95 x 3.95)

Double glazed composite front door with porthole window leading into the sitting room. French style double glazed window overlooking front garden. A feature of the room is the cast iron fireplace plus original tiles also tiled hearth and surround. Beamed ceiling adds character to this tastefully decorated room. Electric storage heater as well as built in storage cupboards.

### Kitchen

17'7" x 9'4" (5.37 x 2.86)

Stylish fitted wall and base units creating ample work surfaces. Sink and drainer unit plus mixer tap. Electric eye level double oven, electric hob boasting a glass and stainless steel extractor hood. complimented by integrated dishwasher, and washing machine., tiled splash backs, breakfast bar, UPVC half double glazed door leading to the sun room, UPVC double glazed window to the rear aspect and beamed ceiling. Door leading to the staircase. Under stairs utility area with slate flooring, storage heater and door leading to the bathroom.

### Sun Room

9'8" x 7'10" (2.95 x 2.40)

Cosy room overlooking the rear garden. Wooden sun room with slate flooring plus sliding patio doors Double glazed window overlooking the side of the house.

### Shower Room

7'11" x 5'5" (2.42 x 1.67)

Double glazed window to the rear aspect, feature timber panelled walls, white bathroom suite comprising, low level WC,

pedestal wash hand basin, step in shower, tiled flooring and chrome heated towel rail.

### Bedroom 1

12'11" x 13'0" (3.94 x 3.97)

Double glazed window to the front aspect with views of open fields, electric storage heater, range of fitted wardrobe cupboards with dressing table and storage cupboard. carpeted flooring adds the finishing touches to this room.

### Bedroom 2

10'3" x 7'10" (3.14 x 2.41)

Carpeted flooring with double glazed window overlooking the rear garden.

### Front Garden

Front garden is mainly laid to lawn with flower and shrub borders, flagged path leading to the front entrance door and outside light.

### Rear Garden

Rear garden is mainly laid to lawn plus fenced boundaries and open views across the countryside, flagged patio area with flagged path leading to the sheds. Picket fencing and gate.

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property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

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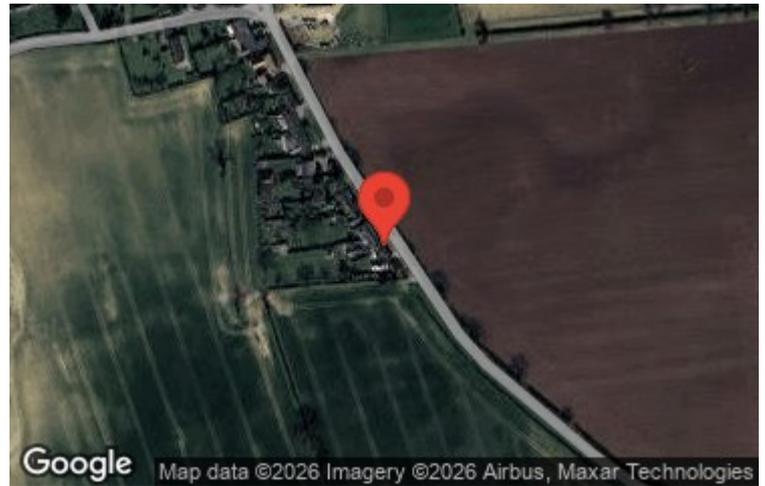
Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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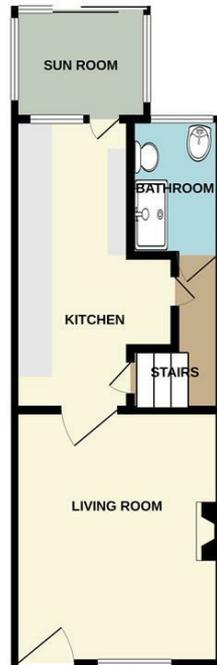
- Quaint cottage in a rural location
- Beamed ceilings with open fire
- Good bus service to Hull and Beverley
- Must be viewed to truly appreciate !!!
- Galley kitchen boasting ample wall and base units
- Good location close to the coast
- Sun room with views of the garden and open fields
- Spectacular views over open fields
- Beautiful rear garden boasting sheds for storage
- Good sized bedrooms, one with fitted wardrobes



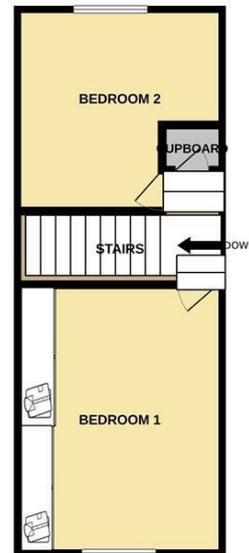


## Floor Plan

GROUND FLOOR



1ST FLOOR



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