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Rise Lane Catwick Beverley, HU17 5PL

Situated in the charming rural setting of Rise Lane, Catwick, Beverley, this delightful property offers a perfect blend of comfort and style, making it an ideal family home. With four generously sized bedrooms, there is ample space for family living and guests alike. The property boasts two reception rooms, providing versatile areas for relaxation, or entertainment.

The heart of the home is undoubtedly the stylish farmhouse-style kitchen diner, which is designed to be both functional and inviting. This space is perfect for family meals and gatherings, allowing for a warm and welcoming atmosphere. The light and airy rooms throughout the property enhance the sense of space and create a pleasant environment to enjoy daily life.

This residence is situated in a tranquil rural location, offering a peaceful retreat from the hustle and bustle of city life while still being conveniently close to Beverley, Hull and Hornsea. Whether you are looking to enjoy the beauty of the countryside or seeking a comfortable family home, this property is sure to meet your needs. With its charming features and spacious layout, it presents a wonderful opportunity for those looking to settle in a picturesque area.

!! Viewing highly recommended !!

EPC -C- Council Tax Band-C- Tenure-Freehold

£365,000

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Entrance Hall

19'0" x 8'4" (5.80 x 2.55)

Double glazed door with windows either side. Grand entrance hall boasting wooden flooring and spindled staircase to the first floor. Boasts an under stairs cupboard.

Living Room

21'1" x 14'8" (6.45 x 4.49)

A feature of this room is the oak beamed fireplace complimented with paved slabs giving a rustic feel. Electric effect log burner dresses the fireplace. Wooden flooring adds style whilst the windows to front and side create a room filled with natural light.

Kitchen Diner

30'8" x 10'5" (9.37 x 3.19)

Kitchen and diner sprawl across the rear of the house overlooking the garden. Oak fitted wall and base units providing ample work surfaces. Kitchen area benefits from tiled floor whilst dining area has wooden flooring. Integrated fridge, freezer and dishwasher. Patio doors from dining area to rear garden and a double glazed door from the kitchen.

Utility

6'8" x 6'5" (2.05 x 1.98)

Space for washing machine also space for tumble dryer. Wall mounted hand wash basin plus low level W.C. Wall unit and oak work surface. Tiled flooring as well as an airing cupboard.

Lounge

21'8" x 13'0" (6.62 x 3.98)

Beamed ceiling adds character to this room complimented by the log burner housed within the chimney breast. Window overlooking the front of the house and carpeted flooring.

First Floor Landing

21'1" x 9'9" (6.43 x 2.99)

Spindled staircase and banister with window overlooking the rear garden. Carpeted flooring and a radiator. Doors leading to bedrooms, bathroom also airing cupboard.

Master Bedroom

16'4" x 14'2" (5.00 x 4.32)

Spacious light bedroom with windows to the side and rear garden. Carpeted flooring plus a radiator. Door leading to the En-suite.

En- Suite

7'6" x 4'5" (2.29 x 1.37)

Step in shower cubicle with extractor fan plus tiled walls and flooring. Vanity unit housing a hand wash basin, heated towel rail as well as a low level W.C.

Bedroom 2

10'11" x 11'0" (3.34 x 3.37)

Wooden flooring with windows to front and side.

Bedroom 3

10'11" x 12'2" (3.35 x 3.72)

Wooden flooring boasting 2 windows overlooking the front garden.

Bedroom 4

10'2" x 11'2" (3.11 x 3.41)

Carpeted flooring with ornate grate fire set in the wall. Window to the front also built in cupboard.

Family Bathroom

13'1" x 6'5" (3.99 x 1.96)

Panelled bath plus vanity unit with hand wash basin. Low level W.C. Step in shower cubicle boasting shower boarding. Part tiled walls and vinyl flooring.

Front Garden

Gravelled drive with hedged boundaries boasting parking for two cars. Electric points.

Double Garage

Brick built double garage boasting electrical points and lights. Water supply to the garage plus concrete flooring. Boiler is situated in the garage also electric circuit board. Double electric up and over doors.

Rear Garden

Gravelled patio extending the length of the house. Side garden leading to double garage. mainly lawned garden with hedged boundaries plus mature shrubs.

About us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

Disclaimer

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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- Spectacular family home in a rural location
- 4 good sized bedrooms one boasting an En suite
- Good commuter bus service to Hull and Beverley
- Delightful, spacious entrance hall
- Two spacious reception rooms
- Low maintenance established gardens
- Close to the seaside town of Hornsea
- Traditional oak fitted kitchen with many integrated appliances
- Double garage with electric up and over doors
- Must be viewed to truly appreciate this lovely home





Floor Plan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		82