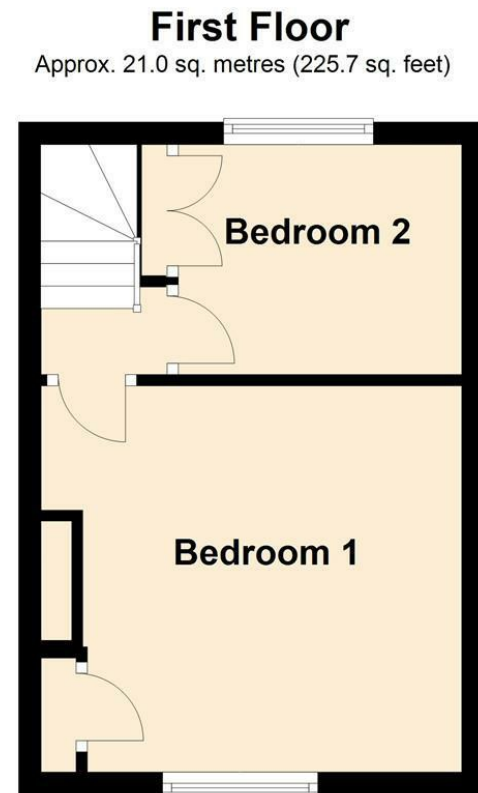
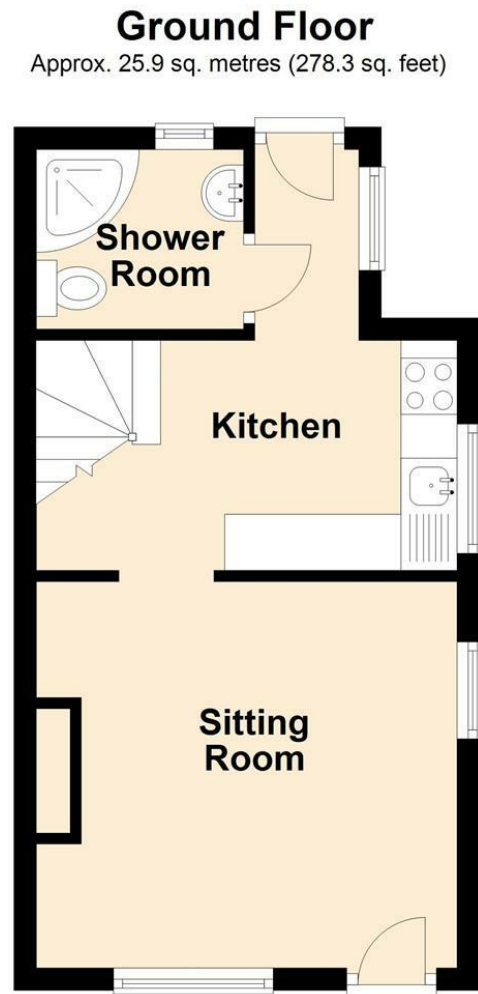


**Floor Plan (for identification purposes only)**

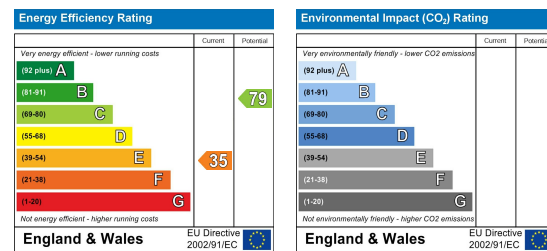


Total area: approx. 46.8 sq. metres (504.0 sq. feet)

**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**

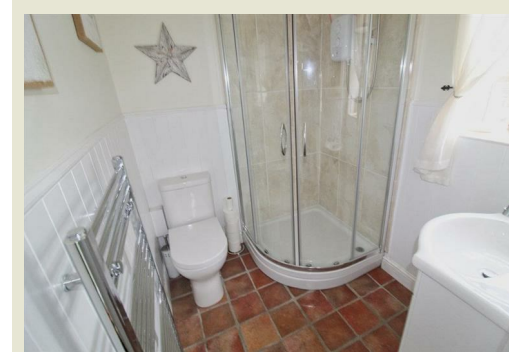


VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our 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.

**3 West View & Paddock, Back Lane,  
Catwick HU17 5PP**

**£195,000**





- A Charming End Cottage Property
- Enjoying Superb Country Views
- Sitting Room with a Log Burning Stove
- Rear Hall & Shower Room
- Enclosed Patio Style Garden

- Set in an Idyllic Rural Location
- Adjoining 1.5 Acre Paddock
- Fitted Kitchen with Oven/Hob
- 2 First Floor Bedrooms
- Energy Rating - F

A CHARACTERFUL TWO BEDROOMED END COTTAGE PROPERTY WHICH ENJOYS A DELIGHTFUL TUCKED-AWAY LOCATION ON THE EDGE OF THE VILLAGE, ENJOYING SOME SUPERB COUNTRY VIEWS TO THE FRONT, SIDE AND REAR. THE COTTAGE INCLUDES A LARGE GRASS PADDOCK TO THE SIDE AND OFFERS ENORMOUS POTENTIAL, SUBJECT TO ANY NECESSARY PLANNING APPROVALS.

#### LOCATION

This property is located at the end of three cottages which are known as 'West View' and enjoy a delightful tucked-away location fronting onto Back Lane which leads off Church Lane on the southern outskirts of the village.

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 heating from a CAST IRON LOG BURNING STOVE supplemented by an electric hot towel rail, DOUBLE GLAZING and is arranged on two floors as follows:

#### OPEN CANOPY PORCHWAY

With front entrance door opening into:

#### SITTING ROOM

12'3" x 11'2" (3.73m x 3.40m)

With a feature cast iron log burning stove set into a

recess in a full height brick chimney breast and incorporating a substantial timber mantle, attractive country views to both the front and side, open beamed and boarded ceiling and laminate flooring.

#### KITCHEN

12'3" x 6'7" (3.73m x 2.01m)

With a range of matching fitted base and wall units which incorporate cream cottage style fronts with contrasting worksurfaces, an inset stainless steel sink, tiled splashbacks, built in oven and ceramic hob with cooker hood over, open beamed ceiling, dog leg staircase leading off and laminate flooring.

#### REAR ENTRANCE HALL

2'11" x 6'10" (0.89m x 2.08m)

With rear entrance door, laminate flooring and doorway to:

#### SHOWER ROOM

6' x 5'3" (1.83m x 1.60m)

With a three piece white suite comprising a tiled corner shower cubicle, fitted vanity unit with wash hand basin and low level w.c., terracotta tiled flooring, boarding to the lower walls and an electric hot towel rail.

#### FIRST FLOOR

#### LANDING

Leading to:

#### BEDROOM 1 (FRONT)

12'3" x 11'5" (3.73m x 3.48m)

With a country view to the front and a built in wardrobe cupboard.

#### BEDROOM 2 (REAR)

8'2" x 6'9" (2.51m x 2.08m)

With a deep built in wardrobe cupboard and an attractive country view.

#### OUTSIDE

There is a small paved foregarden and a good sized enclosed patio style garden to the rear with gravelled and paved terraces, an ornamental border, log store, a useful brick and block built OUTHOUSE 12'9" x 9'5" overall, rear access across the back of the terrace and side access as well.

Finally there is a large grass paddock adjoining the southern side of the property which is believed to extend to 1.5 acres or thereabouts and from which you get some lovely rural views.

#### 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.

#### EXTRAS

All fitted floor coverings, curtains and light fittings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.