



2 West View Back Lane, Catwick HU17 5PP
Offers Over £145,000

- Two bed period cottage
- Beautiful cosy home
- Fabulous tucked away position
- Ideal for coast and country
- Holiday let / rental opportunity
- Attractively maintained throughout
- Overlooking Open Fields
- EPC: C

THE PROPERTY

In a beautiful position on a quiet cul-de-sac, this fabulous cosy period cottage oozes charm and character. Attractively laid out and in a location ideal for the coast, countryside and Beverley, this fabulous cottage could be ideal as a holiday let or rental investment opportunity. Well maintained throughout, the accommodation comprises well-proportioned living room, modern kitchen and bathroom, and two bedrooms to the first floor. With communal parking to the front there is an easy to maintain and decked courtyard to the rear with two brick sheds.

LOCATION

The property is located in a quiet and tucked away location on the south side of this small and attractive village. Positioned in the centre of three period cottages, the property overlooks open fields to the front and rear elevations.

Catwick is in an ideal location for accessing both the coast and the country. Situated 5 miles West of and on the main road to Hornsea (A1035), the village lies just off the main road linking Hull (11 miles) and Beverley (7 miles) with Bridlington and the East Coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

14'5" x 12'3" (4.39m x 3.73m)

A uPVC door with glass panel leads into a well-proportioned and cosy room with a wood burning stove set in a brick fireplace with Yorkstone hearth. Exposed beams, laminate flooring and window to the westerly aspect.

KITCHEN

9'10" x 6'7" (3.00m x 2.01m)

Offering a range of wall and base storage units in a cottage style and with pine fronts, majority tiled walls and porcelain tiled floor. Four ring stainless steel electric hob and matching oven, sink and drainer, space and plumbing for washing machine and fridge freezer. A door opens to the staircase to the first floor accommodation and further doorway into the rear lobby.

REAR LOBBY

uPVC door giving access to the rear garden, tiled floor, window to the side elevation.

BATHROOM

5'3" x 5'5" (1.60m x 1.65m)

Modern three piece sanitary suite comprising vanity hand wash basin, low level WC and panelled bath with shower over. Tiled floor and walls, window to the rear elevation.

FIRST FLOOR

BEDROOM 1

12'6" x 11'5" (3.81m x 3.48m)

Window to the front elevation.

BEDROOM 2

8'5" x 6'8" (2.57m x 2.03m)

Window to the rear elevation and built-in cupboard.

OUTSIDE

The property has an easy to maintain and enclosed rear garden which has been laid under timber decking and has two brick sheds to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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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FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. 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.