



BELT
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Main Street, Burton Agnes, YO25 4NA

Price Guide £279,950



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A rare opportunity to acquire a three bedroom detached house situated on a good size plot with double garage/workshop, utility and studio ideal for tradesman or potential to convert to an annexe for multi generational living or holiday home with the relevant consents. Situated in Burton Agnes village approximately six miles south-west of Bridlington. The location is ideal for the A614 for access to Driffeld. The village has a local primary school, the renowned 'Burton Agnes Hall' an Elizabethan stately home with gardens, a courtyard cafe and craft shops.

The property comprises: Ground floor: lounge, dining room, kitchen and conservatory. First floor: two double bedrooms, one small bedroom/office and modern house bathroom. Exterior: large gravelled frontage with extensive parking and room for a boat, caravan or motor home. To the side elevation is a private driveway leading to the rear with a further gravelled area for parking. Low maintenance garden with astro turf and patio. Large double garage/workshop, utility and studio all with power, lighting, water and gas supply. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, feature stain glass window, understairs storage cupboard and central heating radiator.

Lounge:

9'8" plus bay x 11'10" (2.97m plus bay x 3.61m)

A front facing room currently used as a bedroom, fire place with marble inset and wood surround, upvc double glazed bay window and central heating radiator.

Dining room:

15'5" x 10'4" (4.70m x 3.16m)

A rear facing room, gas fire with back boiler, marble inset and wood surround. Two built in storage cupboards, two upvc double glazed windows and central heating radiator.

Kitchen:

10'5" x 8'3" (3.18m x 2.54m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboard, two upvc double glazed windows, central heating radiator and door into:

Upvc conservatory:

17'3" x 9'1" (5.26m x 2.78m)

Overlooking the garden, central heating radiator and upvc double glazed patio doors onto the garden.

First floor:

Upvc double glazed window.

Bedroom one:

9'10" x 9'7" (3.02m x 2.94m)

A front facing double room, fitted mirrored sliding wardrobes, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom two:

10'5" max x 8'9" (3.18m max x 2.69m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom three/office:

6'4" x 5'6" (1.94m x 1.68m)

A small front facing room, built in wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

9'8" x 7'3" (2.95m x 2.23m)

Comprises a modern suite, free standing roll top bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a large enclosed gravelled frontage with extensive parking and room for a boat, caravan or motor home. To the side elevation is a gravelled driveway leading to further parking. Paved patio area leading to astro turf.

Dual garage:

26'0" x 12'0" (7.94m x 3.66m)

Electric door, over head storage, power, lighting, gas and water supply.

Garage/workshop:

26'0" x 24'3" (7.94m x 7.40m)

Electric door, power, lighting, gas and water supply.

Utility:

9'2" x 6'8" (2.80m x 2.04m)

Fitted with base units, stainless steel sink unit, upvc double glazed window and separate wc.

Studio:

28'5" x 12'1" (8.68m x 3.69m)

Currently used as a music studio with divider of two upvc double glazed patio doors.

Notes:

Council tax band: C

Drainage is to a septic tank which is located in the adjoining property and is maintained by the water board.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



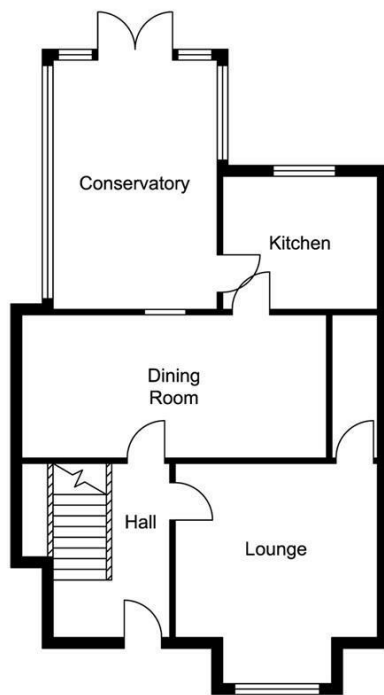
Road Map

Hybrid Map

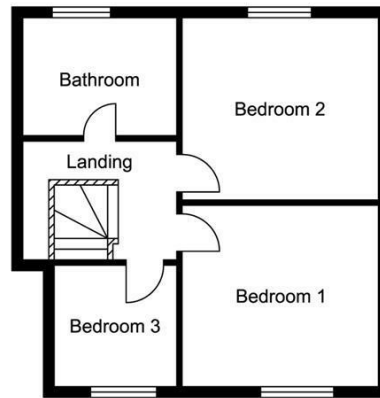
Terrain Map



Floor Plan



Ground Floor



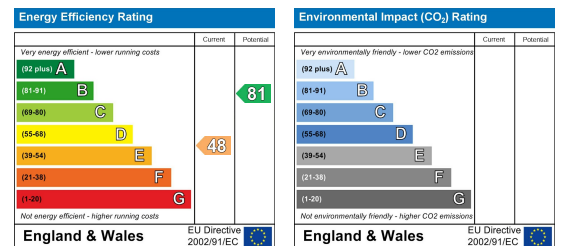
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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