



**Rise Lane
Catwick
HU17 5PL**

**Per
Calendar
Month £975**



PER
OPPORTUNITY to rent this beautiful **FOUR BED FAMILY HOME** tucked away in the **DESIRABLE VILLAGE** of Catwick. This semi detached house comprises of; an entrance hall, spacious lounge, day room, a sitting room, kitchen and a utility/ downstairs WC. To the first floor there are four bedrooms the master with an en-suite and a family bathroom. This fabulouse home also benefits from gas central heating, double glazing, a large garden, double garage and a driveway.

Contact HPS on 01964 533343 to arrange your vieing.

- AVAILABLE NOW
- Three Reception Rooms
- EPC Rating C
- Four Bed Family Home
- Large Enclosed Rear Garden
- Deposit £975.00
- Village Location
- Double Garage & Driveway







Reception Hall

2.57 x 6.43 (8'5" x 21'1")

UPVC double glazed front entrance door, spindled staircase, under stairs cupboard, ceiling cove and radiator.

Lounge

4.50 x 6.43 (14'9" x 21'1")

Three windows, one to front and two to side, double multi pane french doors leading through to the day room, electric living flame effect fire with a feature brick fireplace with a raised, stone hearth and a timber surround, ceiling cove and two radiators.

Day Room

4.34 x 3.18 (14'3" x 10'5")

With dining area, patio doors overlooking the rear garden, coving to ceiling, open archway leading through to the kitchen and radiator.

Sitting Room

3.96 x 6.63 (13'0" x 21'9")

Feature open beamed ceiling, cast iron log burning stove set into a recess in the chimney breast, wall lights, two radiators

Kitchen

4.65 x 3.20 (15'3" x 10'6")

Definitely a family size kitchen. This room has a feature high vaulted ceiling with down lighting and two roof lights. A matching range of base and wall units featuring solid oak doors, and contrasting worksurfaces over. An inset 1 ½ bowl stainless steel sink, Belling Range Style cooker with extractor hood over. Integrated fridge, freezer and dishwasher. Tiled splashbacks, slate flooring, and uvpc rear entrance door.

Inner Lobby

Built in store cupboard, tiled flooring, radiator and access to:

Cloaks / Utility

1.96 x 1.83 (6'5" x 6'0")

With a white suite comprising a low level WC and wash hand basin. Worksurface, plumbing for washer, wall unit and ceramic tile flooring.

First Floor Landing

With spindled balustrade to the stairwell, loft hatch with pull down ladder for the roof space, a large built in cupboard and radiator.

Master Bedroom

4.37 x 5.00 (14'4" x 16'5")

Views to the rear, over the main garden and open countryside beyond. Down lighting and coving to ceiling, two wall lights, radiator.

En-Suite Shower Room

2.29 x 1.40 (7'6" x 4'7")

Fitted with a smart 3-piece white suite comprising a corner shower cubicle, vanity unit with wash hand basin, low level WC, tile effect laminate flooring, full height tiling to the walls, down lighting to the ceiling and a chrome ladder style radiator.

Bedroom 2

3.99 x 3.38 (13'1" x 11'1")

Ornamental cast iron fireplace, built in cupboard, radiator. This room is currently used as a study and has open countryside views to the front.

Bedroom 3

3.66 x 3.35 (12'0" x 11'0")

Window to front, radiator.

Bedroom 4

3.35 x 3.35 (11'0" x 11'0")

Window to front, radiator.

Family Bathroom

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

Fitted with a 4 piece white suite comprising a panelled bath with mixer taps and hand shower, vanity unit with wash hand basin, low level WC, Independent tiled shower cubicle, two windows and radiator.

External Areas

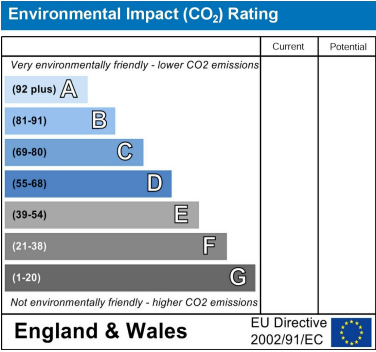
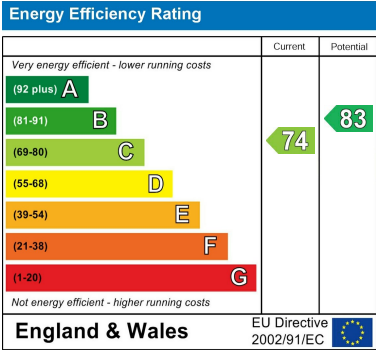
To the front of the property, a private entrance drive leads into a large gravelled parking area and an on built double garage. External lighting and power point.

To the rear there is a large gravelled and paved sun terrace. Beyond the terrace is an extensive lawned garden with hedged boundaries incorporating some mature trees. External lighting and outside tap.

Double Garage

6.15 x 5.49 (20'2" x 18'0")

Twin up & over doors, French doors to side garden, power and light laid on, combi boiler.



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