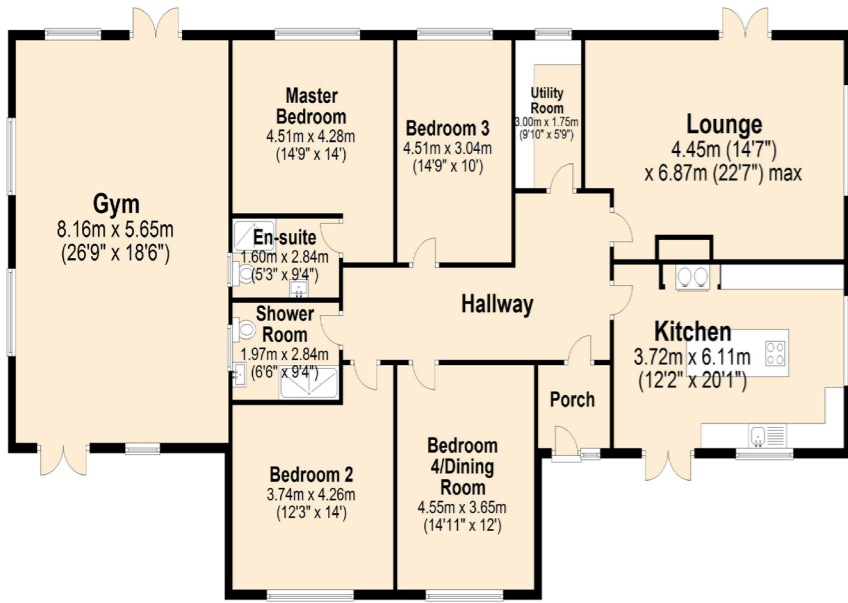


Floor Plan

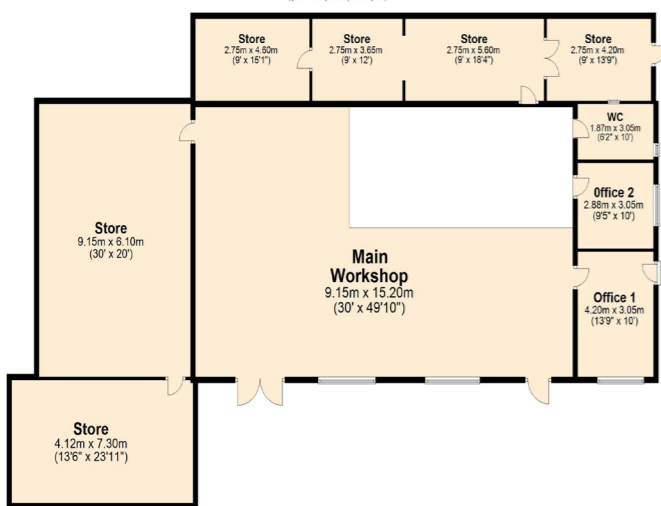
Approx. 204.0 sq. metres (2195.4 sq. feet)



Total area: approx. 204.0 sq. metres (2195.4 sq. feet)

Ground Floor

Approx. 143.6 sq. metres (1553.5 sq. feet)



£520,000

**Half Acre,
Main Road,
Burton Pidsea**

HEATING & INSULATION

The bungalow has an oil-fired radiator central heating system and uPVC double glazing.

SERVICES

Main water and electricity (including three-phase) are connected. Drainage to a septic tank.

TENURE

The property is held under freehold title with vacant possession on completion

OUTGOINGS

CCouncil tax and business rates are payable to East Riding of Yorkshire Council. The bungalow is currently shown as listed in council tax band 'C'. The workshop is assessed as workshop and premises with a rateable value of £4,500. Small business rate relief may apply - parties should check with the council.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	89
B (81-91)	
C (69-80)	62
D (55-68)	
E (39-54)	
F (21-38)	G
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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Dee Atkinson & Harrison



Half Acre, Main Road, Burton Pidsea, HU12 9AX

DESCRIPTION
 This is a rarely available hybrid property and a great opportunity to acquire a fantastic live-work unit where there is no compromise on the quality of either the home or workshop. The dwelling is a 1996 built detached bungalow built to a spacious design with four double bedrooms and two shower rooms which, together with the kitchen have been re-fitted in recent years. A large extension to the west side is a superb vaulted room of almost 500 sq ft that has been used as a gymnasium but has tremendous further possibilities overlooking a private corner of the attractive gardens. The garage/workshop premises are also a modern brick & tile structure which includes offices, a wc and additional lean-to storage. These have great scope for any number of business owners wishing to work from home or an enthusiast for cars motorbikes seeking a workshop. Potential may also exist for further residential use of this building, subject to planning.

SITUATION
 Half Acre is set back from the Main Road through Burton Pidsea, along a no through lane at the western approach to the village which is some 12 or so miles east of the centre of the city of Hull. Local facilities include a Costcutter store, two pubs a garage, primary school and modern community hall. There is an 18 hole golf course within a five minute drive. A wider range of amenities are available in the market town of Hedon, approximately four miles away, and Hull has an inter city train service and the A63 dual carriageway linking to the motorway network.



THE ACCOMMODATION COMPRISES:

THE BUNGALOW

ENTRANCE PORCH

ENTRANCE HALL
 With a partly tiled floor, radiator and ceiling coving. Pull down ladder access to loft storage.

KITCHEN
 Fitted with a comprehensive range of grey Shaker-style cabinets including wood top worktops and island breakfast bar. Built-in sink and appliances comprising two electric ovens, electric hob and dishwashing machine. Corner larder unit, Stanley cooking and heating range in chimney breast-style surround, tiled floor and French doors to south-facing terrace.

LIVING / DINING ROOM
 A wood burning stove is framed in a stone fireplace surround and there are French doors to a rear terrace. Two radiators, dado rail, ceiling coving and laminate flooring.

UTILITY ROOM
 Fitted with base and wall cabinets with gloss doors and quartz worktops incorporating boiling water tap. Plumbing for automatic washing machine. Heated towel rail and tiled floor.

BEDROOM ONE
 Radiator.

EN SUITE SHOWER ROOM
 A walk-in shower enclosure includes fixed rainfall and hand-held showers. Ceramic wall and floor tiling. Heated towel radiator.

BEDROOM TWO
 Radiator.

BEDROOM THREE
 Radiator and laminate flooring.

BEDROOM FOUR
 Radiator.

SHOWER ROOM
 The large walk-in enclosure is fitted with a fixed

rainfall and hand-held shower units and vanity furniture incorporates a toilet and wash-hand basin. Approx half to full-height wall tiling and heated towel radiator.

GYMNASIUM

A vaulted ceiling includes four Velux roof windows and there are front and rear French doors.

WORKSHOP

MAIN BUILDING
 4.3m main ceiling height with one pair of arched double doors and two further glazed arched windows plus Velux roof windows. The building has three-phase electricity, an air conditioning/heating unit and approx. 450 sq ft of mezzanine floor.

OFFICE ONE

OFFICE TWO

TOILET
 With WC.

FOUR REAR STORES
 Timber-built lean-to's with corrugated sheet roofs.

SOUTH SIDE STORES
 Timber built lean-to's with corrugated plastic roof.

GARDENS
 The property occupies a private site totalling 0.43 of an acre and has twin gated entrances (including one electric automatic gate) to a semi-circular in-out driveway providing ample parking space. There is a lawned garden planted round with shrubs and trees in front of the buildings. A further secluded garden to the west side of the bungalow includes a paved and gravelled terrace and a further lawn with pergola enclosed with shrub planting. There is also a pond, and a further covered patio and gravelled area to the rear of the dwelling.