



Total area: approx. 85.0 sq. metres (915.2 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.



**£320,000**

**26 Green Lane,  
Tickton, HU17 9RH**

**Heating and Insulation:**  
The property has gas-fired radiator central heating and uPVC double glazing.

**Services:**  
All mains services are connected to the property. None of the services or installations have been tested.

**Council Tax:**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

**Tenure:**  
Freehold. Vacant possession upon completion.

**Viewings:**  
Strictly by appointment with the agent's Beverley office. Telephone: 01482 866844.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>67</b>	<b>84</b>

EU Directive 2002/91/EC



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**Dee Atkinson & Harrison**



## 26 Green Lane, Tickton, East Yorkshire, HU17 9RH

### LOCATION

The Green Lane development comprises houses and bungalows on the south side of Tickton, a village with a primary school, recreation fields and shop that is a little over 2 miles from the centre of Beverley, an attractive market town which offers an abundance of shops, bars and restaurants both in the historic Market Place area and also a modern shopping and leisure centre at Flemingate. There is also a wide range of sports facilities, a railway station and bus station. The bungalow is set in a cul-de-sac and borders open fields to the rear.

### THE ACCOMMODATION COMPRISES:

#### THE BUNGALOW

**Entrance Hall:** Built-in cupboard with slatted shelves, radiator, ceiling coving and loft access.

**Breakfast Kitchen:** Fitted base and wall cabinets with worktops and one and a half bowl single drainer sink. Positions for cooker, plumbed washing machine, fridge and freezer. Heated towel rail and ceiling coving.

**Living Room:** A living flame gas fire is set within a marble-effect fireplace. Side bow window, radiator and ceiling coving. Patio doors open to:

**Conservatory:** With gas & electric heaters and side external door.

**Bedroom One:** With a range of fitted wardrobes and dresser unit. Radiator and ceiling coving.

**En Suite Shower Room:** Tiled shower enclosure with electric shower unit, wash basin and toilet. Radiator.

**Bedroom Two:** Fitted with wardrobes and cupboards over the bed space. Radiator and ceiling coving.

**Bathroom:** Grey suite includes a corner spa bath with plumbed shower fitted above and splash screen, vanity cupboards with wash basin and low level toilet. Splashback wall tiling from half to full height. Radiator.

### EXTERNAL

**Semi-detached Garage:** Of brick and tile construction with a timber built shed behind. Approached over a joint side driveway.

**Garden:** The property has a shallow forecourt area which is gravelled and at the rear the garden comprises a lawn and paved areas with borders which enjoys an open aspect and hand gate on to the field.

### THE LAND

A grass field of approximately 4.47 acres in size is located behind the bungalow, to the east side (outlined in red on the plan attached). This is independently accessed through a gate in a hedgerow boundary on an unmade track which leads off Green lane and runs the full length of the northern boundary of the land.

**Overage Provision:** The land will be sold subject to an overage clause whereby the Vendors or their Successors in Title will receive 25% of any uplift in value arising as a result of obtaining any planning consent for a change of use from agriculture or equestrian for a period of 20 years from the completion of contracts.

### DESCRIPTION

Not at all what it appears at first glance, this detached modern bungalow provides a rare and unusual combination of accommodation and plot, including a grass field to the rear which is about 4.47 acres in size. This is an opportunity for those with horses, ponies or hobby farming interests to acquire a two bedroomed property of easily managed proportions which backs onto its own land bordering the housing development. As the field is situated alongside the village building limits there may be long term potential for future development. Independent access to the field is via an unmade green lane along its north boundary. Easily managed two bedroomed accommodation includes an en-suite and rear conservatory overlooking the field.

