

Approximate total area**
628.94 sq ft
58.43 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.
GIRAFFE360

Ground Floor



SERVICES
Air source heat pump, mains water, electric and sewage.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

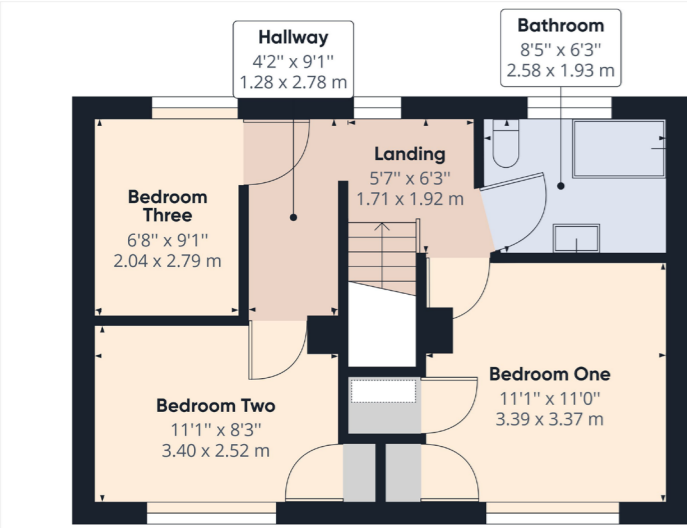
VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Guide Price
£300,000

Veleda, Gransmoor Road,
Lissett, YO25 8PY



Approximate total area**
421.14 sq ft
39.13 m²

(*) Excluding balconies and terraces

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Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 2'11 (0.91m) x 3'10 (1.19m)

Door to the front aspect and laminated wood style flooring.

LOUNGE- 11'0 (3.37m) x 19'4 (5.91m)

Large bay window to the front of the property letting in an abundance of natural light, window to the rear aspect, coving, laminated wood style flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 11'0 (3.37m) x 19'3 (5.87m)

Windows to the front and rear aspect, coving, a range of wall and base units, tiled splash back, belfast sink, integrated oven and microwave, electric hob, extractor fan, tiled flooring, radiator, TV point and power points.

PANTRY

Walk in pantry with shelving.

UTILITY- 10'0 (3.07m) x 9'0 (2.76m)

Window to the front aspect, boiler, a range of base units, space and plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

HALLWAY- 7'0 (2.14m) x 7'3 (2.23m)

Door and window to the rear aspect, tiled flooring, radiator and power points.

DOWNSTAIRS SHOWER ROOM- 2'6 (0.77m) x 10'3 (3.14m)

Window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- victorian style low flush WC, sink with vanity unit, walk in fully tiled shower cubicle,

heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window to the rear aspect, radiator, power point and loft access. There is also an additional hallway leading to two of the bedrooms which has a radiator.

BEDROOM ONE- 11'1 (3.39m) x 11'0 (3.37m)

Window to the front aspect, built in storage cupboards, radiator and power points.

BEDROOM TWO- 11'1 (3.40m) x 8'3 (2.52m)

Window to the front aspect, built in storage cupboard, radiator and power points.

BEDROOM THREE- 6'8 (2.04m) x 9'1 (2.79m)

Window to the rear aspect, radiator and power points.

BATHROOM- 8'5 (2.58m) x 6'3 (1.93m)

Window to the rear aspect, panelled walls, partially tiled walls, victorian style three piece bathroom suite comprising:- low flush WC, sink with pedestal, corner bath with over head shower attachment and mixer taps, tiled flooring and vertical heated towel rail.

GARDEN

The property sits on a quiet and ample size plot. The garden is mainly laid to lawn on all three sides of the property, the main part being south facing. There is potential to create an outside seating area which would be great for entertaining or a BBQ area.

PARKING

Gated off street parking for multiple cars and potential to build a garage (subject to planning).

Veleda, Gransmoor Road, Lissett, YO25 8PY

DESCRIPTION

Veleda, is a pleasant three bedroom detached home located in the quaint village of Lissett. Over the years the property has been loved by it's current owners and updated/modernised throughout to create a fantastic space. Not only is the inside spacious, but the outside boasts an extensive garden which is rare to find.

The property briefly comprises: entrance hall, large lounge area, kitchen/dining space, pantry and storage cupboard, utility room, downstairs shower room, three bedrooms to the first floor and family bathroom. There is a large wrap around garden with off street parking.

LOCATION

Lissett is situated 6 miles south of Bridlington town centre and 13 miles north-east of Beverley on the A165 road that connects the two towns. It's a small rural village and is just a 5 minute drive away from the sea side. There are local amenities within a 5 mile radius.



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