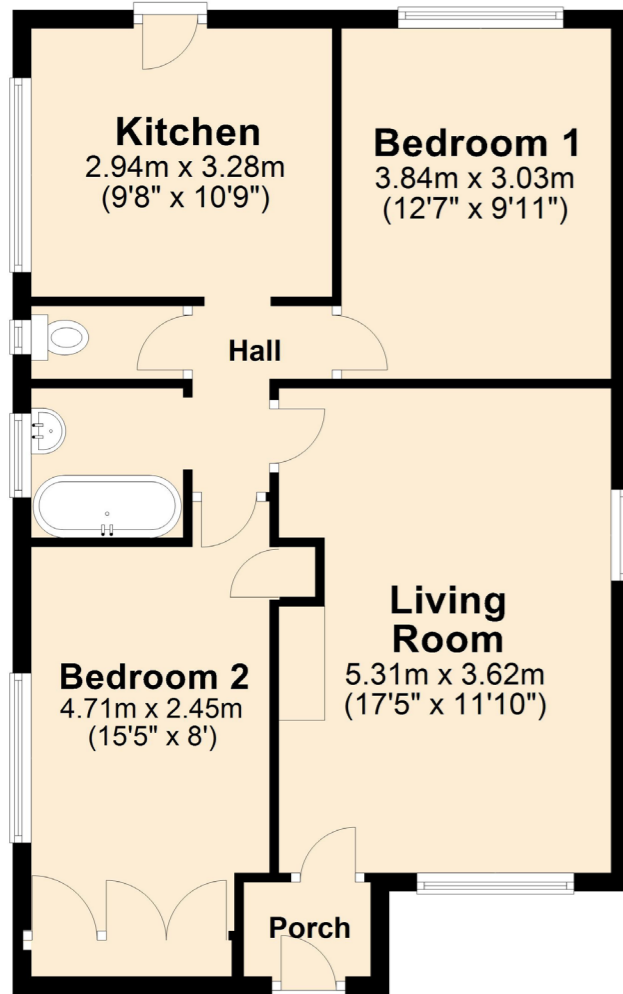


Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



£209,000

**Brigadoon,
9 Meaux Road,
Wawne**

HEATING & INSULATION

Central heating is from the solid fuel burner in the living room. uPVC double glazed windows and composite doors.

SERVICES

Mains water, electricity and drainage 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 on the Council Tax Property Bandings List in Valuation Band 'B'.

TENURE

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

VIEWINGS

Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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Dee Atkinson & Harrison



Brigadoon, 9 Meaux Road, Wawne, HU7 5XD

DESCRIPTION

This individual detached bungalow has multiple possibilities for its new owner. Quietly tucked away within a plot of over a fifth of an acre, which is mainly walled providing excellent security and seclusion, the potential exists to develop a superb private garden. The existing two bedroomed accommodation is compact and manageable, but the surrounding grounds would lend themselves to almost any scale of extension a buyer may require. The vendor has secured full planning permission for a substantial extension which creates a four bedroomed property over 2,000 sq ft in size with a double garage attached. To appreciate the private setting and scope in this property a viewing is recommended.

SITUATION

The property is accessed from Meaux Road, a short distance from the junction with Main Street, via a right of way over land belonging to the neighbouring property. Wawne village is close to the northern outskirts of Hull and has a convenience store and primary school, whilst being in the catchment area for Beverley's Grammar and High Schools. A full range of shopping is available at the Kingswood Retail Park, approx 2.5 miles distant.



THE ACCOMMODATION COMPRISES:

SEPARATE WC

Low flush toilet suite and inset sink.

ENTRANCE LOBBY

Parquet floor extending through into:

OUTSIDE

The bungalow is set on a site of about two fifths of an acre, the land lying mainly to the east, south and west of the property. This is a mainly grassed plot with a brick outbuilding situated to the north-east corner. The north and south boundaries are walled. Access is via a right of way from Meaux Road over the neighbouring property to the east.

LIVING ROOM

Solid fuel stove. Radiator.

INNER HALLWAY

KITCHEN

Modern fitted range of cabinets with laminate worktops including inset sink and splashback tiling. Electric oven and hob. Plumbing for automatic washing machine.

PLANNING PERMISSION

The property has full planning permission for the erection of a single storey extension which was granted by East Riding of Yorkshire Council on 30th September 2021. Application number 21/02917/PLF. A copy of the Consent and approved plans are available upon request.

BEDROOM ONE

Radiator.

BEDROOM TWO

Built-in cupboard housing hot water cylinder and recess fitted with triple wardrobe.

BATHROOM

Bathtub with pillar taps and wall-hung wash basin.