

Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
584.06 sq ft  
54.26 m<sup>2</sup>

Reduced headroom  
13.98 sq ft  
1.30 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom  
(Below 1.90m/6'2")

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

GRAFFLE 360

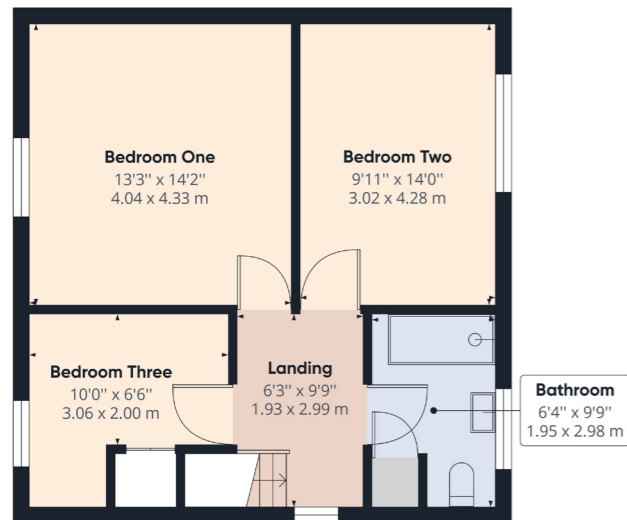


Approximate total area<sup>(1)</sup>  
526.08 sq ft  
48.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAFFLE 360



Floor 1 Building 1



Asking Price  
£235,000

Hawthorne Cottage,  
Watton, YO25 9AW

**SERVICES**

Economy 7 storage heaters, mains water and sewerage.

**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.



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# Hawthorne Cottage, Watton, YO25 9AW

## DESCRIPTION

Enjoying a wonderfully tranquil setting and sitting on a beautiful plot, Hawthorne Cottage is a three bedroom semi-detached property. Being brought to the market with NO ONWARD chain, it offers the upmost potential to put your own stamp on it and make it a lovely family home. Enjoying two reception rooms and a immaculately presented south facing garden, it offers superb options for entertaining. The property briefly comprises:- entrance porch, hallway, cloakroom, lounge leading to a dining room, kitchen, first floor landing with three bedrooms and family bathroom. There is a large rear garden with detached garage, off street parking and front garden.

## LOCATION

Watton is convenient for access to amenities, being just off the A164 about 5.5 mile south of the market town of Driffield and a little further south is Beverley. Local amenities including schooling, shopping, sporting/recreational clubs and a railway station are available in nearby Hutton Cranswick.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE PORCH- 4'8 (1.43m) x 3'9 (1.15m)

Door to the front aspect, windows to the side aspect and tiled flooring.

### HALLWAY- 13'0 (3.99m) x 7'7 (2.32m)

Window to the side aspect, stairs leading to the first floor landing, alarm system, fitted carpets, wall mounted electric storage heater and power points.

### CLOAKROOM- 5'1 (1.57m) x 3'2 (0.99m)

Opaque window to the side aspect, low flush WC, walk mounted sink, tiled splash back, laminated flooring,

### LOUNGE- 13'0 (3.98m) x 16'3 (4.96m)

Double windows to the front aspect, open fireplace with exposed brick surround and slate hearth, fitted carpets, wall mounted electric storage heater, TV point and power points.

### DINING ROOM- 9'10 (3.00m) x 10'9 (3.29m)

Double doors to the rear aspect, fitted carpets and power points.

### KITCHEN- 9'10 (3.01m) x 13'1 (3.99m)

Door and window to the rear aspect, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit and mixer taps, integrated fridge/freezer, plumbing/space for washing machine, eye level ovens, electric hob, extractor hood, laminated flooring and power points.

### FIRST FLOOR LANDING

Window to the side aspect, fitted carpets and power point.

### BEDROOM ONE- 13'3 (4.04m) x 14'2 (4.33m)

Window to the front aspect, a range of fitted wardrobes and drawers, fitted carpets, wall mounted electric storage heater, TV point and power points.

### BEDROOM TWO- 9'11 (3.02m) x 14'0 (4.28m)

Window to the rear aspect, fitted carpets, wall mounted electric storage heater and power points.

### BEDROOM THREE- 10'0 (3.06m) x 6'6 (2.00m)

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

### BATHROOM- 6'4 (1.95m) x 9'9 (2.98m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in fully tiled shower cubicle with electric shower, built in storage cupboard, laminate flooring, heated towel rail and extractor fan.

### GARDEN

Beautifully presented south facing garden which is mainly laid to lawn, patio area with lean to pergola, mature trees, shrub and flower borders, greenhouse, outside tap, timber fencing and gated access to the front of the property.

### GARAGE- 19'0 (5.80m) x 10'1 (3.09m)

Up and over door with side pedestrian door, power and lighting.

### PARKING

Off street parking for two cars.