



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)



Lutea, 12 Butt Lane, Tickton, Beverley, East Riding of Yorkshire, HU17 9SF

Occupying private gardens extending to approximately one third of an acre, this detached chalet house provides Three Bedrooms on two floors, with modern fitted Kitchen and Bathroom, gas-fired central heating and double glazing, a range of outbuildings, storage workshop, large garden store and greenhouse.

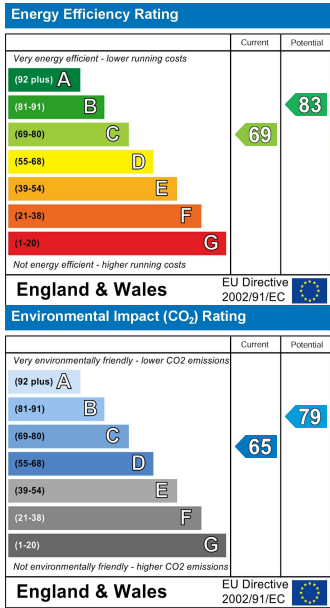
The location is the key, absolute privacy and south-west facing orientation.

Ground Floor comprises: Entrance Hall, Lounge, newly fitted Breakfast Kitchen, Conservatory Entrance Porch, ground floor Bathroom, two ground floor Bedrooms. Staircase approach to First Floor to Large Double Bedroom.

NO CHAIN INVOLVED - FULL DETAILS AVAILABLE ON REQUEST

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

£310,000



Lutea, 12 Butt Lane, Tickton, Beverley, East Riding of Yorkshire, HU17 9SF

Approached down a private access drive, between two properties, from Butt Lane, Lutea occupies a small oasis in the centre of Tickton, with a great degree of privacy and security.

ACCOMMODATION PROVIDED ON TWO FLOORS

GROUND FLOOR

ENTRANCE HALL

With double glazed front door and side screen, with open tread staircase to first floor, with large understairs storage recess. Two built-in storage cupboards with louvred doors and moulded cornice.

LOUNGE

18'9" x 11'6"

With feature fireplace surround with insert and hearth with fitted gas fire. Dual aspect room with windows in two walls. Moulded cornice.



NEWLY FITTED BREAKFAST KITCHEN

16' x 9'9"

With white single drainer sink unit and mixer tap, and separate veg sink. Full range of built-in base cupboards and drawers with working tops with tiled splashbacks. Plumbing for automatic washing machine. Large pantry storage cupboard and matching wall storage cupboards. NEFF four ring gas hob with NEFF extractor hood and canopy over with NEFF double oven, and space for vertical fridge freezer. Moulded cornice.



CONSERVATORY PORCH

17' x 7'

With tiled floor and sliding patio doors giving access to rear garden.



TWO GROUND FLOOR BEDROOMS & BATHROOM

BEDROOM TWO

11'3" x 9'4"

With double wardrobe cupboard with storage cupboard over and four drawers under. Additional recessed mirror fronted cupboard with storage shelves.

STUDY / BEDROOM THREE

9' x 6'6"

With built-in desk and base cupboards and high level wall storage cupboard housing electricity meter.



FAMILY BATHROOM

With white suite comprising panelled bath with tiled recess with shower over, with cantilever wash basin and low flush w.c., chrome heated towel rail, recessed ceiling lights and moulded cornice.



FIRST FLOOR

WALK-IN LARGE UNDEREAVES STORAGE CUPBOARD

With Worcester Bosch wall mounted combination boiler, provides central heating and domestic hot water (not tested).

MASTER BEDROOM - BEDROOM ONE

18'9" x 10'3"

With two large undereaves storage cupboards.



OUTSIDE

TWO X CONCRETE OUTBUILDINGS

16' x 8' and 16' x 8'

The first concrete precast outbuilding has the benefit of an up and over door, utilised as a garage. The second concrete sectional outbuilding is utilised simply as a garden workshop and store. There is provision of a overhead power supply from the main property, which is no longer accepted as a standard form of supply with modern building regulations.

In addition to the single concrete sectional garage and garage store, there is a further large Timber Garden Shed and large Greenhouse.

GARDENS

The gardens are very much the oasis in the village of Tickton. Private gardens extending to approximately one third of an acre, extensively planted over many years with screening boundary hedges and fences, affording a good degree of privacy and security.

In addition to the main garden, which is set with lawn, patio and terrace, there is a 'secret' vegetable garden situated to the rear of the large garden shed and greenhouse.

To the side and rear of the property there is a walled and enclosed sitting area which is paved with perspex monopitch roof over, and the garden is a major compliment to the internal accommodation of this property. Accessed via a right of way over a private entrance drive, the property has the benefit of a large concrete forecourt providing additional off-street parking and access to the garage and property itself.



TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings may be available by separate negotiation.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

WEBSITES :

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.