

Floor Plan (for guidance purposes only)

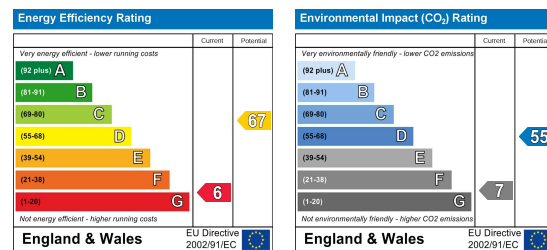


Total area: approx. 69.1 sq. metres (743.7 sq. feet)

Site Plan (for identification purposes only)



Energy Efficiency Graph



Tree Tops, Main Road, Mappleton, HU18 1XR

Offers in the region of £175,000



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



- A Detached Single Storey Cottage Property
- Possible Redevelopment Opportunity STPA
- The Property Enjoys Views to the Sea
- Sitting Room & 2 Bedrooms
- Private Sweeping Driveway to Double Garage

- In Need of Repair and Renovation
- Large Plot Extending to about 2/3rds of an Acre
- Entrance Lobby & Open Plan Living Room/Kitchen
- Rear Hall, Bathroom & Separate W.C.
- Energy Rating - G

OPEN PLAN LIVING ROOM & KITCHEN

12' x 21'11" overall (3.66m x 6.68m overall)
With views to the sea, a tiled open fireplace and one central heating radiator. The kitchen area is fitted out with a range of base and wall units which incorporate worksurfaces with a single drainer sink unit.

SITTING ROOM

11'10" x 13'8" overall (3.61m x 4.17m overall)
With views to the sea, a tiled open fireplace, built in cupboards and one central heating radiator.

BEDROOM 1 (FRONT)

10'1" x 11'3" overall (3.07m x 3.43m overall)
With fitted wardrobes, a view to the sea and one central heating radiator.

BEDROOM 2 (REAR)

10'1" x 9'2" overall (3.07m x 2.79m overall)
With fitted wardrobes, dresser unit and one central heating radiator.

REAR ENTRANCE HALL

With back door and leading to:

BATHROOM

6' x 7'9" overall (1.83m x 2.36m overall)
With a panelled bath, pedestal wash hand basin, built in cupboards incorporating a central heating radiator and tiled splashbacks.

SEPARATE W.C.

With half tiled walls and a low level w.c.

A TWO BEDROOMED SINGLE STOREY DETACHED COTTAGE PROPERTY WHICH IS SET IN APPROXIMATELY 2/3RDS OF AN ACRE AND OFFERS IMMENSE POTENTIAL FOR IMPROVEMENT, POSSIBLE ENLARGEMENT OR FOR REDEVELOPMENT SUBJECT TO PLANNING.

LOCATION

This property enjoys a slightly elevated position within a large plot which fronts onto Main Road on the northern outskirts of the village, with some lovely views to the sea.

Whilst there are only limited facilities available within the village of Mappleton there is good access down to the local beach following the completion of major sea defence work undertaken in 1991. There are, however, a good range of local shops, schooling for all ages and a host of recreational facilities available in the nearby seaside town of Hornsea which lies about 2.5 miles by road to the north of the village. The City of Hull is also accessible being some 15 miles by road to the southwest.

ACCOMMODATION

The accommodation has SOLID FUEL CENTRAL HEATING via hot water radiators from a back boiler (condition unknown), and is arranged on one floor as follows:

FRONT ENTRANCE LOBBY

OUTSIDE

The bungalow stands in an extensive, mainly lawned plot which extends to about 2/3rds of an acre and is shown, for identification purposes only, outlined in red on the plan included within these sales particulars. A sweeping tarmac driveway leads to an old concrete sectional built DOUBLE GARAGE, there are two derelict greenhouses and an old garden shed. There are some lovely views to the sea from parts of the gardens.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by vendor's solicitors) and there is no selling chain involved with the purchase of this property. Vacant possession will be given upon completion at a date to be agreed.

PRIVATE DRAINAGE SYSTEM

The drainage from this property is currently to a defective septic tank. A new septic tank and drainage field will be installed prior to completion of the sale (work will begin on the week commencing 18th January 2021). These works will be undertaken without any cost to the successful purchaser.

EXTRAS

The property is sold as seen with remaining carpets, curtains and light fittings included in the sale price.