

CLUBLEYS



Beau Cottage, 51 Main Street,  
HU17 7PG  
Guide price £400,000



**\*\*VIRTUAL TOUR AVAILABLE ONLINE\*\*** Early inspection is strongly recommended to appreciate this wonderful four bedroom period cottage located in the most sought after village of Etton. The property, which was originally three cottages in years gone by, has been cherished by the current owners for almost 30 years, and now the time has come to move to new pastures and allow another family to enjoy the cottage as they have. Since their ownership the cottage has been maintained and upgraded to a high standard, however opportunity still remains to re model the current layout and even expand further (subject to relevant permissions). The accommodation is light and airy throughout, the entrance hall is much more than that, a versatile room that could make a convenient home office or indeed a peaceful space to curl up and read a good book. A cloakroom with shower stands off the entrance hall, ideal for home working. The lounge is spacious yet cozy, the fireplace being the focal point in which to arrange the furniture around. Beyond lies the dining room, with sky light and doors leading directly out to the garden. The kitchen is central with views over the garden and access to the utility room. A further reception room provides another layer of versatility with door to the garage. Upstairs there are four good sized bedrooms and house bathroom. The garden will continue to impress, being generous in size and fully enclosed with a wall to three sides. An ideal outside area to enjoy the sunny aspect and al fresco dining when the weather allows.

**LOCATION**

Etton is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 4 miles north-west of Beverley town centre. The village's buildings are almost entirely situated either side of Main Street. Along this street lie both the village pub and the parish church of St Mary, which is a Grade II listed building. The civil parish is formed by the village of Etton and part of the hamlet of Kiplingcotes.

**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

Front entrance door, decorative ceiling beams, radiator, telephone point, stairs leading to first floor.

**SHOWER ROOM**

2.63m x 2.39m (8'8" x 7'10")

Three piece white suite comprising step in shower cubicle, wash hand basin, low flush WC, radiator, tiled floor, part tiled walls, extractor fan.

**LOUNGE**

6.35m x 4.61m max (20'10" x 15'1" max)

Fireplace with wood surround and mantle, TV aerial point, two radiators, wall light points, decorative beams.

**INNER HALL**

Rear entrance door, radiator, decorative beams.

**KITCHEN**

4.79m x 3.06m (15'9" x 10'0")

Fitted with a range of wall and base units comprising 1.5 bowl stainless steel sink unit, plumbing for dishwasher, radiator, part tiled walls, decorative beams.

**UTILITY**

2.53m x 2.37m (8'4" x 7'9")

Fitted with a range of wall and base units comprising single drainer stainless steel sink unit, plumbing for automatic washer, decorative beams.

**DINING ROOM**

4.54m x 3.15m (14'11" x 10'4")

Tiled floor, pitched roof with decorative beams, radiator, Velux window, patio doors leading to the rear garden.

**OFFICE**

4.79m x 2.94m (15'9" x 9'8")

Radiator, telephone point, Velux window, personnel door to the garage, patio doors leading to the rear garden.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space (partially boarded).

**BEDROOM 1**

6.45m x 3.33m (21'2" x 10'11")

Two radiators, fitted cupboard, fitted wardrobe.

**BEDROOM 2**

3.42m x 3.31m (11'3" x 10'10")

Curtained shelved cupboard housing hot water cylinder, radiator.

**BEDROOM 3**

4.09m x 2.94m (13'5" x 9'8")

Radiator.

**BEDROOM 4**

3.71m x 2.45m (12'2" x 8'0")

Radiator.

**BATHROOM**

Three piece white suite comprising panelled bath with mixer tap shower attachment, low flush WC, pedestal wash hand basin, radiator.

**OUTSIDE**

The garden will impress, being generous in size and fully enclosed with a wall to three sides. An ideal outside area to enjoy the sunny aspect and al fresco dining when the weather allows.

**GARAGE**

5.18m max x 3.44m (17'0" max x 11'3")

Up and over door, power and light, floor standing oil fired central heating boiler.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, oil, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.

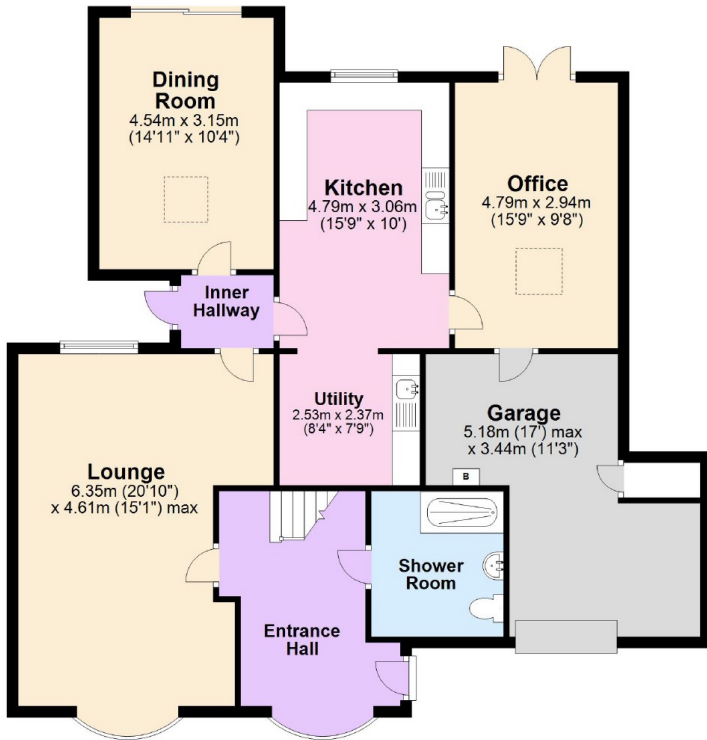
**LOCAL AUTHORITY**

East Riding of Yorkshire Council BAND E



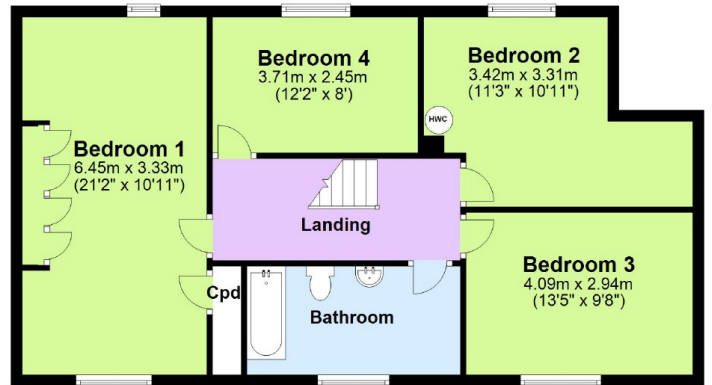
### Ground Floor

Approx. 116.4 sq. metres (1252.4 sq. feet)



### First Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



Total area: approx. 191.5 sq. metres (2061.2 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. 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, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the agent.

#### OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am - 3 pm Saturday.

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com)

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmeffieldsolutions.co.uk](mailto:Faye@holmeffieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



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