



2 West View Back Lane
Catwick, East Yorkshire HU17 5PP
Offers over £145,000

W&P WOOLLEY
& PARKS

2 West View Back Lane, Catwick, East Yorkshire HU17 5PP

A BEAUTIFUL COUNTRY COTTAGE IN A TRANQUIL VILLAGE LOCATION - IDEAL INVESTMENT/HOLIDAY HOME 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Nestled in an idyllic, tucked away position, surrounded by open countryside at the head of a peaceful lane with no through access, this charming property is absolutely ideal as an investment, holiday home or countryside retreat. The property has been lovingly maintained by the current owner and is presented to a wonderful standard throughout, briefly comprising of a spacious Living Room with beamed ceilings and log burner, well appointed Kitchen, Rear Lobby and a modern Bathroom to the ground floor, with two Bedrooms upstairs. Outside, there is a communal parking space in front of the three cottages and, to the rear, a pleasant courtyard garden with brick built store sheds. The perfect countryside hideaway, within easy reach of Beverley and the East Yorkshire coast.

Lounge 12'1" x 11'3" (3.68m x 3.43m)

A uPVC external door, with double glazed panel detail, opens into a lovely reception room, with oak-effect laminate flooring, characterful ceiling beams, radiator, tv point and a double glazed window to the front elevation. An attractive log burner, set within an exposed brick chimney breast niche, creates an appealing focal point.

Kitchen 9'9" x 6'7" (2.97m x 2.01m)

The kitchen is well-appointed with a range of base and wall units in a pine, cottage style finish, with rolled edge work surfaces, stainless steel sink unit and splash back tiling. An electric oven and hob are integrated, and there is under-counter space to accommodate a washing machine and fridge. With tiled flooring, radiator, double glazed window and door onto the enclosed staircase.

Rear Lobby 5'4" x 3'5" (1.63m x 1.04m)

With floor tiles, radiator, double glazed window and double glazed panel door opening to the rear courtyard.

Bathroom 5'5" x 5'3" (1.65m x 1.60m)

Stylishly appointed with a modern white suite comprising of a panelled bath with mixer shower attachment and glass side screen, vanity wash basin with cabinet below and a WC, with attractive wall and floor tiling and a double glazed window.

First Floor

Bedroom One 12'4" x 11'3" (3.76m x 3.43m)

A double bedroom of impressive proportions, with radiator and a double glazed window to the front elevation.

Bedroom Two 8'3" x 6'7" (2.51m x 2.01m)

A nicely sized single room with radiator, built-in open fronted wardrobe housing the gas central heating boiler, and a double glazed window to the rear elevation which enjoys lovely views towards the church.

External

Rear Courtyard

The enclosed rear courtyard enjoys an easterly aspect and is predominantly laid to decking with a crushed slate border and two brick-built storage sheds.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical

viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

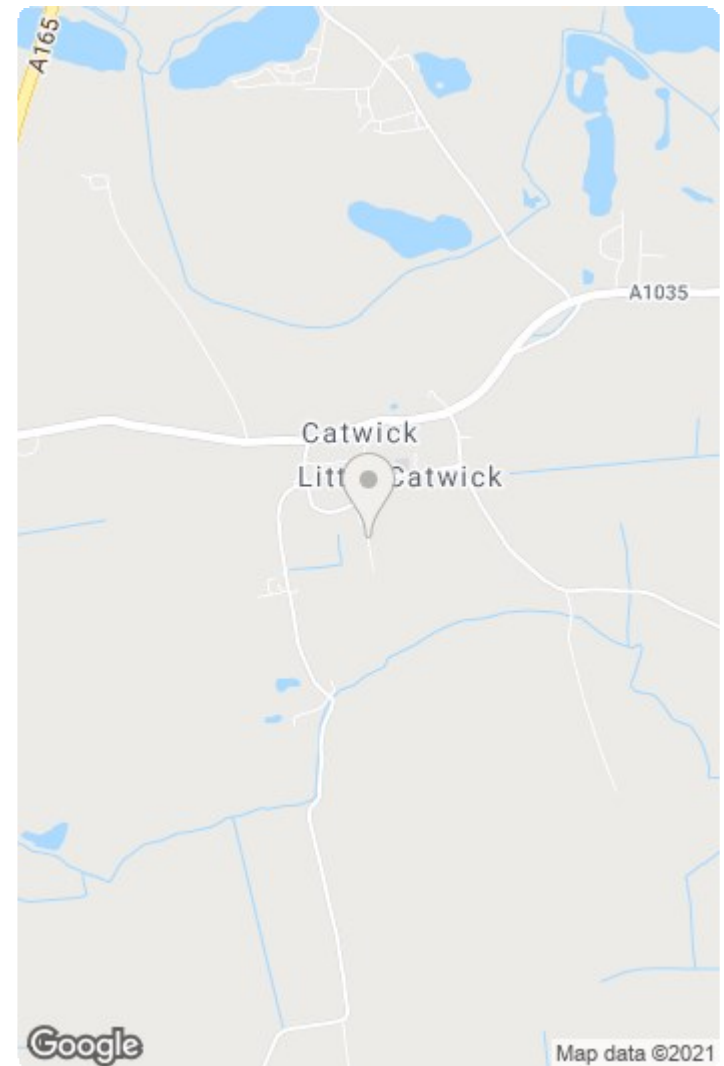
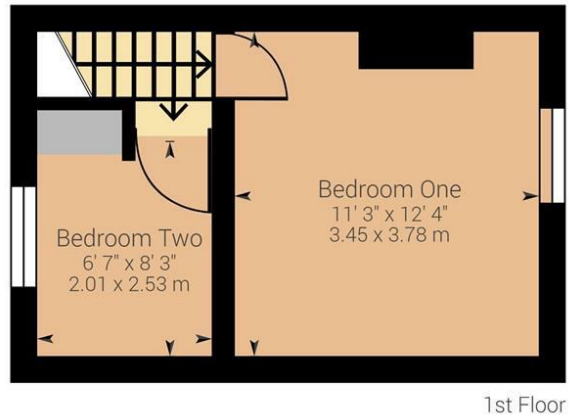
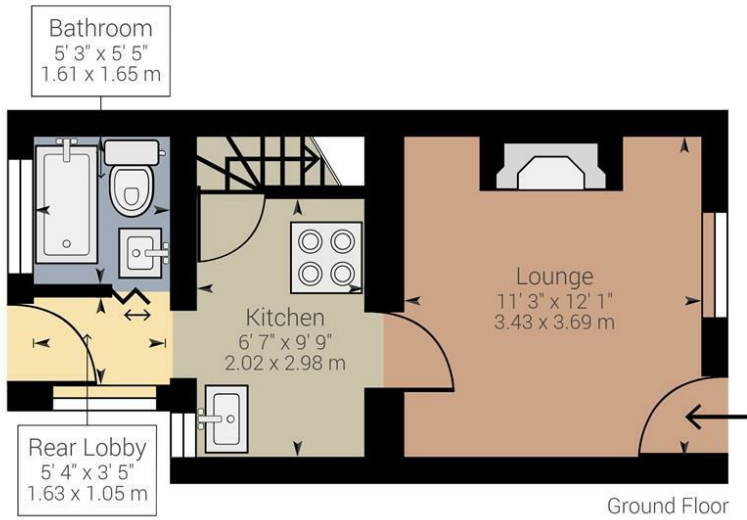
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Approximate net internal area: 468.92 ft² / 43.56 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

