



Seasons, Thirtleby, Hull, East Yorkshire, HU11 4LL

FINE & COUNTRY

**ENJOYING AN IDYLIC SETTING JUST OUTSIDE THE CITY WITH VIEWS ALL ROUND THIS DELIGHTFUL AND MANAGEABLE PROPERTY PROVIDES EQUESTRIAN FACILITIES INCLUDING MENAGE, PADDOCKS AND STABLES BUT ALSO PROVIDES AN ENVIABLE LIFESTYLE FOR THOSE THAT WANT TO ENJOY COUNTRY LIVING
A CHANCE TO KEEP YOUR HORSES AT HOME IN THIS MANAGEABLE SET UP**



The detached property provides generous extremely deceptive and versatile accommodation approaching 2000 sq ft overall with four/five bedrooms, three/four receptions, kitchen with electric Aga and a large boot room/utility room. Take a look at the photographs and floorplan to fully appreciate the enviable lifestyle this property offers.

Summary:

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Location:

The property enjoys a rural setting close to the Burton Constable Hall and Estate. Situated just outside the village of Ganstead and Bilton where excellent amenities, schools and facilities are available including a large Asda Superstore. This location also offers easy access to the coast.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Vestibule:

With ceramic tile flooring. Open plan to the ...

Entrance Hall:

With staircase to the first floor and Karndean flooring.

Cloakroom/W.C.:

With wash hand basin.





Living Room:

With large picture window enjoying a delightful view over the garden with patio doors leading to the rear decking. Feature fireplace with woodburning stove and double doors to the ...

Sitting Room:

With Karndean flooring, open view to the front and open plan to the ...

Kitchen:

With double French doors to the south facing decking. Having been fitted with a range of floor and wall cabinets with complementing worktops and tiling, single drainer one and a half bowl sink unit plus dishwasher and electric Aga cooker.

Dining Room/Bedroom 5

Ground Floor Bedroom 4

Utility/Boot Room:

With internal access to the garage. Includes a range of fitted cabinets.

First Floor

Landing:

With built-in airing cupboard.

Master Bedroom:

Includes fitted wardrobes and a delightful open view.



Bedroom 2:

L-shaped.

Bedroom 3:

With access to large eaves store.

Bathroom:

Includes a four piece suite comprising freestanding bath, shower cubicle, vessel wash hand basin and low level w.c.

Outside:

The property stands particularly well set back from the road with a wide road frontage. A wide driveway provides good off-street parking and space for trailer in front of the attached double garage measuring approximately 18'2" x 17'9" with up-and-over door and plumbing for automatic washing machine. The rear garden is mainly lawned and includes a raised decking area and a large covered gazebo with raised sitting and dining spaces and woodburning stove. Beyond which is a large L-shaped paddock and floodlit menage. The stable area includes two stables, large hay barn and open store plus tack/feed room with electricity and water laid on.

Services:

Mains electricity and water are connected to the property. Drainage is by way of a septic tank.

Central Heating:

The property has an oil fired central heating system to panelled radiators.

Double Glazing:

The property has the benefit of UPVC double glazed windows.

Tenure:

The tenure of the property is freehold.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.



Mortgages:

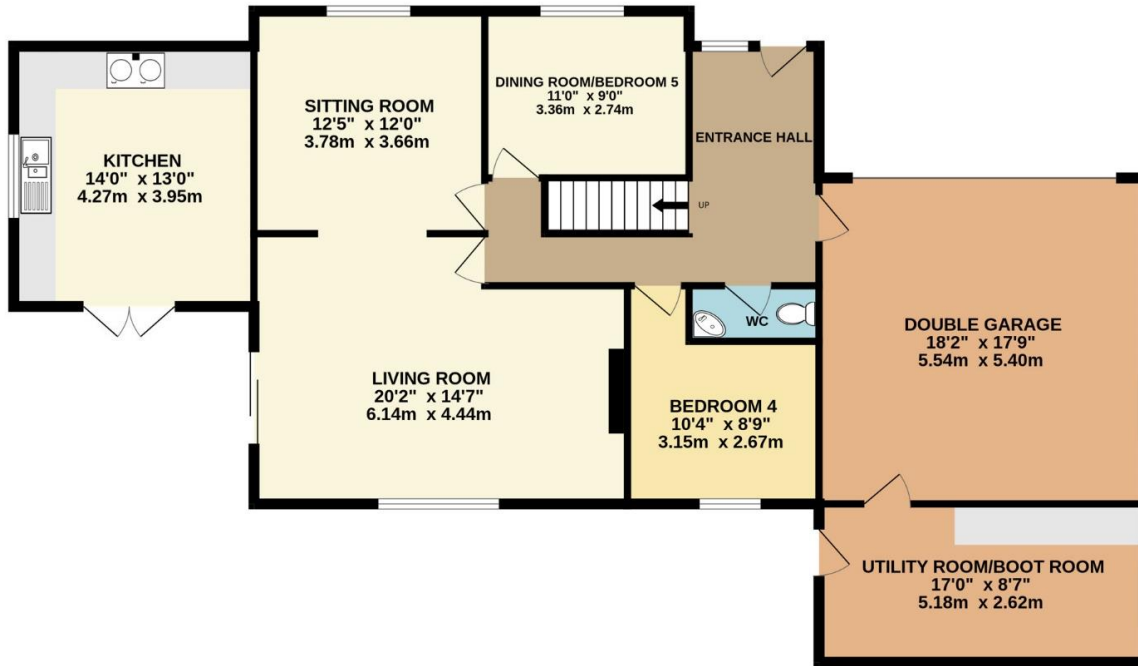
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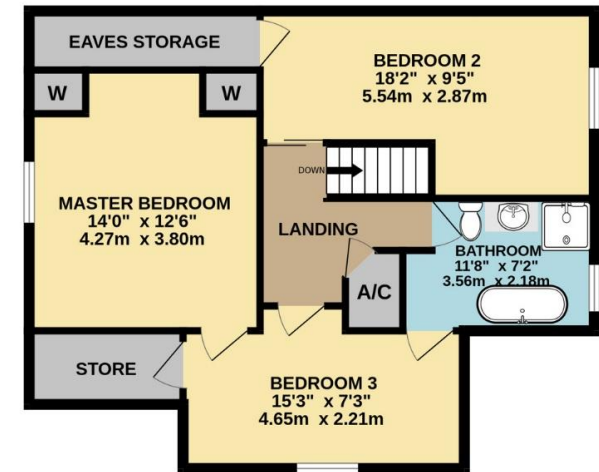
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GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (196.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

