



Krowdrah, Southfield, Hesse HU13 0EL

## THIS UNIQUE PROPERTY WITHIN THE SOUTHFIELD CONSERVATION AREA PROVIDES VERSATILE ACCOMMODATION TO INCLUDE A NEWLY DEVELOPED SELF-CONTAINED ANNEX



If you're looking for something different in one of west Hull's most sought after areas, offering extremely versatile accommodation, this property provides great scope to work from home and includes a self-contained smart annex with potential to provide an income or granny flat. Having been the subject of considerable recent investment, the overall accommodation, including the annex offers up to 6 bedrooms with features which include a south facing terrace and balcony. Take a look at the floorplan to fully appreciate the space which offers approximately 2800 sq.ft. including a large integral double garage, double width parking plus parking area for motorhome.

## Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

## Accommodation

The accommodation is arranged on the ground and one lower floor plus self-contained annex and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

### L Shaped Entrance Hall

With staircase to the lower floor.

### Cloakroom & WC

With vanity wash hand basin, built-in cloaks cupboard and complementing marble effect tiling.

### Living Room

Enjoying an elevated south facing aspect with access to a balcony, feature fireplace. Open plan to the ...

### Dining Room

Architectural glass feature.





### Dining Kitchen

Includes a comprehensive range of floor and wall cabinets with complementing granite effect worktops and peninsula breakfast bar, single drainer one and a half bowl sink unit, built-in double oven and hob plus dishwasher, ceramic tiled flooring. Access to the ...

### Inner Hall

With built-in cupboard and side entrance porch.

### Bedroom 1

Enjoying a south facing aspect.

### Family Bathroom

Features a four piece suite comprising panelled bath with shower over, twin vanity wash hand basins with storage cabinets and fitted w.c., complementing tiling.

### Lower Floor Landing

### Bedroom 2

Range of fitted wardrobes with matching drawer units and built-in wash hand basin.

### Bedroom 3

Fitted wardrobes.

### Bedroom 4

Fitted wardrobe and drawer units.



Self-Contained Annex  
Comprises:

Sitting Room/Bedroom 1  
With large built-in cupboard.

Open Plan Living Dining Kitchen  
Full length windows taking advantage of the south facing aspect and double French doors. The kitchen area has a stylish range of floor and wall cabinets with complementing worktops and tiling, single drainer sink unit, built-in oven, plus microwave, refrigerator and freezer.

Utility Room  
Fitted cabinet and worktops.

Shower Room  
Includes a large walk-in shower, separate w.c. and wash hand basin.

Bedroom 2

Outside  
The property has a wide road frontage and a double width driveway extending to one side providing additional parking for a caravan, motorhome etc leading to a large integral double garage 22'6" x 20' L shaped.

There is pedestrian access to both sides of the property leading down to the south facing garden and terrace, giving independent access to the terrace. Mature trees provide considerable privacy, includes patio area and ornamental pond.

Services  
Mains gas, water, electricity and drainage are connected to the property.

Tenure  
The property is freehold.

Central Heating  
The main house has the benefit of a gas fired central heating system to panelled radiators. The Annex has independent electric heating.

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 E.\*

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.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

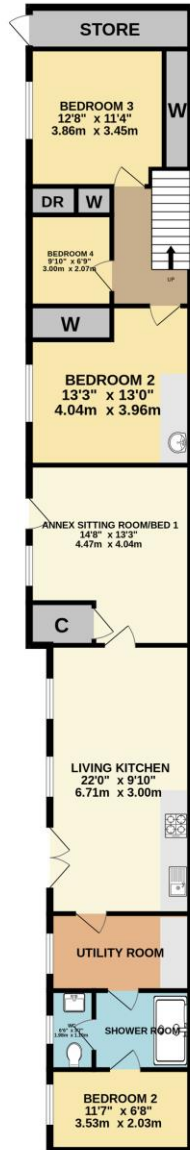
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## Valuation/Market Appraisal:

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LOWER GROUND  
1174 sq.ft. (109.1 sq.m.) approx.



GROUND FLOOR  
1625 sq.ft. (151.0 sq.m.) approx.



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TOTAL FLOOR AREA: 2800 sq.ft. (260.1 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](http://www.fineandcountry.com)

