



Fletcher Gate, Hedon, Hull, East Yorkshire, HU12 8ET

FINE & COUNTRY

AN EXQUISITE AND SPACIOUS GRADE II LISTED PROPERTY PLUS ATTACHED ANNEXE CENTRALLY LOCATED WITHIN HEDON TOWN CENTRE PROVIDING STUNNING AND FLEXIBLE ACCOMMODATION BOTH INSIDE AND OUT ALL SET WITHIN JUST UNDER HALF AN ACRE



Built in 1760 and retaining many period features, this wonderful property provides a perfect opportunity to purchase a real piece of Hedon's architectural history. Briefly comprising entrance hall, sitting room, dining room, lounge, kitchen, ground floor w.c., three bedrooms and house bathroom with the attached self-contained annexe comprising sitting room, kitchen, bathroom and two double bedrooms. Outside are substantial outbuildings, triple garage, further covered parking and fabulous mature gardens. Viewing essential!

Location

The Historic Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. A weekly market is held in St Augustines Gate where a variety of local shops can be found. Considered as the Gateway to Holderness, Hedon also serves many of the nearby villages. A well regarded Secondary School is located on the north side of the town, there are two local primary schools and a regular bus service to Hull is available.

Accommodation

The property is arranged on two floors and briefly comprises as follows:

Entrance Hall

With wood panelled walls, exposed timber flooring and understairs storage cupboard. Leading to the ...

Sitting Room

With exposed timber flooring, period style fire set within attractive surround, French doors with shutters to rear and window to front.

Dining Room

With stunning period fire with substantial surround, exposed timber flooring, window to front and door leading to the ...

Lounge

With period style fire set within attractive surround, exposed timber beams and windows to rear and side.





Kitchen

With a range of wall and floor units with granite preparation surfaces over, integrated oven, hob and hood, integrated microwave, automatic washing machine and fridge/freezer.

W.C.

With high flush w.c. and wash hand basin.

First Floor

Bedroom 1

With bay window to the rear, window to front and exposed timber flooring.

Bedroom 2

With period fireplace, built-in storage cupboards, exposed timber flooring and window to front.

Bedroom 3

With exposed timber flooring, period fireplace, window to side and step-in shower enclosure.

Bathroom

With slipper bath, high flush w.c., wash hand basin and window to rear.

Annexe

Annexe Lounge

With period range with substantial surround, windows to rear and side, door to side and integral staircase.



Annexe Kitchen

With a range of wall and floor units with preparation surfaces over, sink and drainer inset, plumbing for automatic washing machine, integrated oven, hob and hood, window to front and tiled flooring.

Annexe Bedroom

With window to front and period fireplace.

Annexe Bathroom 1

Fully tiled with original exposed brick flooring, step-in shower enclosure, low flush w.c., wash hand basin upon original brick boiler area.

First Floor

Annexe Bedroom

With window to side.

Annexe Bathroom 2

With exposed timber beams, freestanding clawfoot bath, low flush w.c., wash hand basin and window to side.

Outside

The electric gated entrance leads to generous parking with triple garage and further covered parking.

Outbuildings

The beautiful garden has a great variety of mature trees, evergreens, shrubs and flowers with many sunny seating areas and stunning Victorian open conservatory making the perfect location for summer dining and entertaining. The property stands within just under half an acre.

Central Heating

The property has the benefit of gas fired central heating.

Double Glazing

The property has the benefit partial double glazing.

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 D.*

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

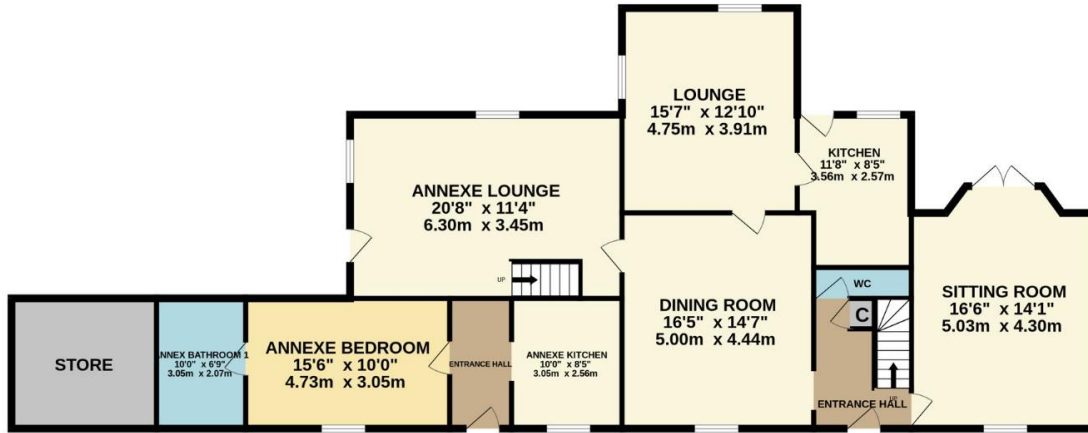
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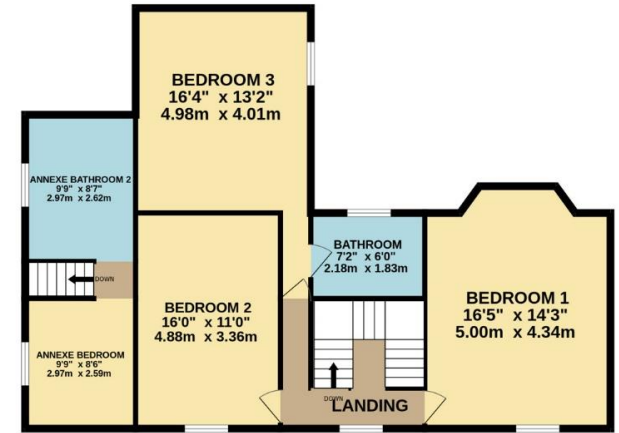
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GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2646 sq.ft. (245.8 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

