



GRANBY

North Lane, Sykehouse, DN14 9AP

An individual, three bedroomed, detached bungalow set in generous grounds approaching approximately 3.3 acres with stunning views over open countryside. A fantastic equestrian opportunity. Situated within the rural village of Sykehouse, conveniently placed for the motorway network providing excellent commuter links to the larger towns and cities of Hull, Leeds, York, Sheffield and Doncaster. The accommodation incorporates an oil central heating system, uPVC double glazing and a security alarm. Set in substantial grounds the property has the benefit of a double garage and workshop, general purpose barn, a dutch barn and two paddocks together with lawned gardens.

THE ACCOMMODATION

- **Porch**

UPVC part glazed entrance door.

- **Entrance Hall**

Timber access door. Built in storage cupboard. Laminate floor. Smoke alarm. Access to the loft space. One central heating radiator.

- **Lounge**

(13'10" x 12')
(4.23m x 3.68m)

Stone effect fire surround with tiled hearth housing a wood burning stove. Coving to the ceiling. One central heating radiator.



- **Kitchen/Dining Room**

(19'5" x 10'5")
(5.92m x 3.18m)

A comprehensive range of fitted base and wall units finished in cream high gloss laminate with laminated worktops and tiled surrounds. The units incorporate a composite single bowl sink with mixer tap, 'Bosch' double electric oven, four ring ceramic hob and a chimney style extractor. Floor standing 'Eurocal' oil boiler which heats the radiators and provides the domestic hot water. Plumbing for an automatic washing machine. UPVC part glazed access door to the rear of the property.



- **Conservatory**

(15' x 11'3")
(4.58m x 3.44m)

Constructed of UPVC over a dwarf brick wall. French doors to the side garden. Laminate flooring. One central heating radiator.



- **Bathroom**

(7'7" x 6'10")
(2.32m x 2.10m)

A cream suite comprising a panelled bath, quadrant shower cubicle with 'Mira' mains shower and a pedestal hand wash basin. Walls tiled to half height. Laminated flooring. Chrome heated towel rail.



- **Separate W.C**

(7'7" x 3')
(2.32m x 0.92)

A cream suite comprising a vanity hand wash basin and a low flush w.c. Laminate flooring.

- **Bedroom One**

(11'9" x 11'3") Min
(3.60m x 3.45m)

To the front and side elevation. A range of fitted furniture finished in beech effect laminate. Laminate flooring. One central heating radiator.



- **Bedroom Two**

(10'11" x 10'10")
(3.33m x 3.32m)

To the rear elevation. A range of fitted furniture finished in beech effect laminate. One central heating radiator.

- **Bedroom Three**

(8'9" x 7'11")
(2.69m x 2.43m)

To the front elevation. Fitted furniture finished in grey laminate. Built in wardrobe. One central heating radiator.

OUTSIDE

- **Gardens**

To the front of the property is a sweeping driveway together with an ornate rose bed.

To both sides of the property the garden is laid to lawn and planted with mature fruit trees and shrubs. Vegetable plot.



- **Double Garage and Workshop Building**

- **Double Garage**

(26' x 16'8")
(7.95m x 5.09m)

Constructed of brick with twin electric roller doors. Power and lights. A separate alarm system.

To the rear of the property is a paved seating area.

OUTBUILDINGS

- **Barn**

Split into two separate rooms.

- **Room One**

(34'4" x 12'9")
(10.48m x 3.91m)

Constructed of brick with a concrete floor. Power and lights.

- **Room Two**

(12'8" x 12'2")
(3.87m x 3.71m)

Constructed of brick



- **Workshop** (17'2" x 12'1") (5.25m x 3.70m)

Power and lights.

- **Dutch Barn/General Purpose Building** (60'5" x 30') (18.43m x 9.15m)

Constructed of a steel frame with box profile over a concrete wall.



- **Paddock One**

Fully enclosed with a timber and wire fence.

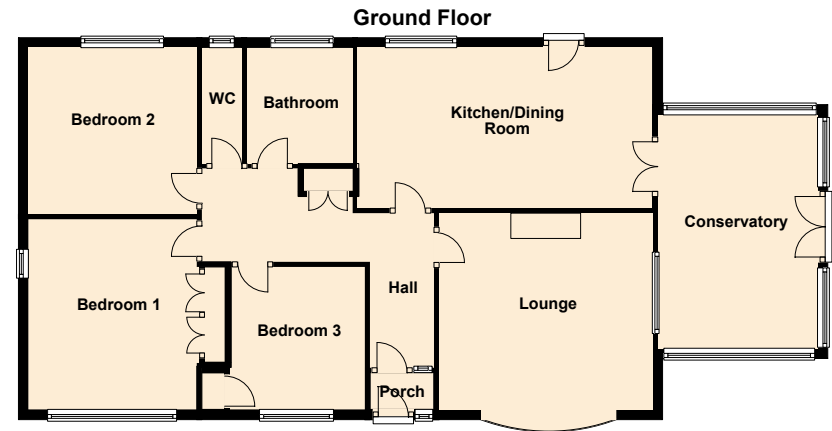


- **Paddock Two** Fully enclosed with a timber and wire fence.

- **Council Tax Band**

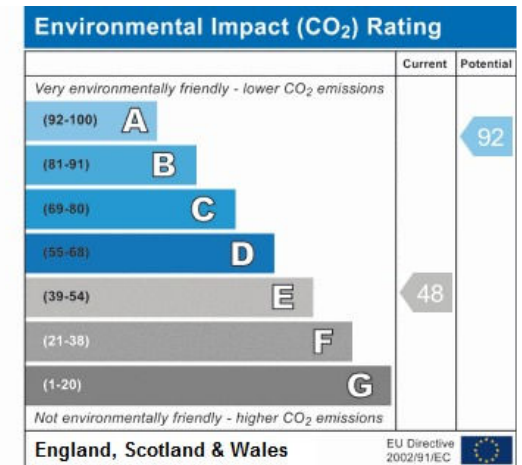
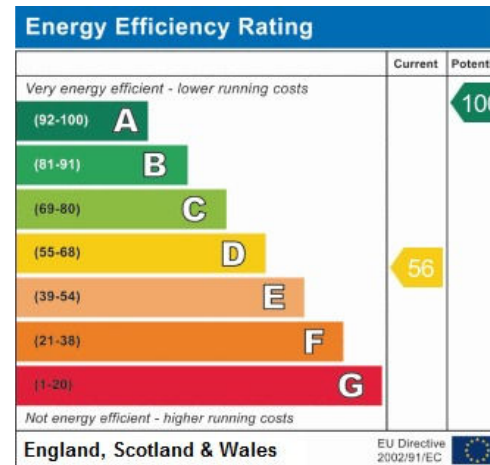
Preliminary enquiries indicate that this property is band.....

FLOOR PLANS



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

ENERGY PERFORMANCE GRAPHS





- **Viewing**

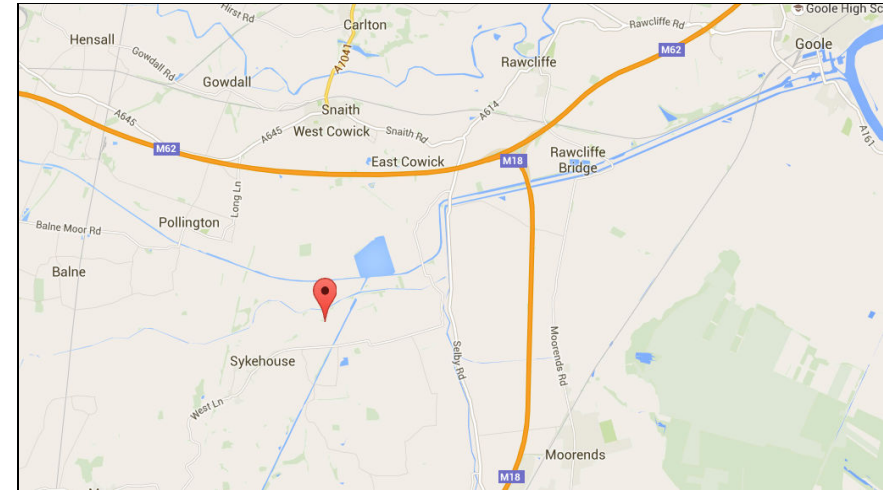
As agents for the Vendors of this property may we request that all viewing appointments are made via our office and that an appointment is made with our negotiator to discuss your intended purchase prior to legal and/or financial advisors being instructed. We shall be pleased to assist with any queries you may have and ask that you have no hesitation in calling to discuss this property.

- **Mortgage Advice**

In association with Mortgage advice bureau, we have a mortgage adviser based within our offices who will be happy to assist you with any mortgage requirements, which you may have. The initial consultation is free of charge and without obligation. With access to over 1,000 mortgage products from most main lenders, why not see what Mortgage Advice Bureau can do for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Martyn at Mortgage Advice Bureau Sreetons typical fee for arranging your mortgage is £299, however depending on your circumstances, a fee of up to 1.5% of the mortgage amount may be charged.
(H0118505)



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IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property. We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.