



St James House, 1 Church Mount, Sutton-on-Hull, East Yorkshire, HU7 4TJ

This exquisite period home, dating back to 1876, is ideally located in the village centre, next to the church, and offers a unique blend of historical elegance and modern convenience. Surrounded by approximately a quarter of an acre of private gardens and accessible via a secure, tree-lined driveway, this property marries a rich history with contemporary flair. Inside, the home has been meticulously updated to meet the demands of today's lifestyles while preserving many original architectural details. It's a fine example of mid-Victorian architecture that has been transformed into a comfortable and stylish family home.

Step inside this delightful mid-Victorian residence and feel immediately at home. The ground floor hosts a spacious, open-plan dining and living area that opens out onto the lush gardens through bi-fold doors, providing a perfect setting for relaxation and entertainment. The fully fitted contemporary kitchen caters effortlessly to all your cooking needs, while a separate formal lounge offers a quiet space to unwind.

Upstairs, five double bedrooms promise ample space for family and guests alike. The home's many original features add a touch of historical elegance, perfectly complementing the stylish, modern interiors. Practical additions like a large utility room, a convenient downstairs toilet, and a useful cellar enhance the functionality of this beautiful home and provides useful storage.





Security is prioritised with electric gates at the entrance of a long, tree-lined driveway, ensuring privacy and peace of mind. The double garage and multiple parking spaces make it as practical as it is picturesque. This lovingly maintained home provides a peaceful lifestyle in the heart of a vibrant community, making it an ideal choice for those seeking a special place to live.

Location

The historic village of Sutton-on-Hull lies just inside Kingston Upon Hull boundary approximately three and a half miles north east of the city centre. The village has an attractive centre of many local shops and amenities. There are local primary and secondary schools nearby and the village offers good road access via the outer ring road to the Ennerdale link road to Beverley and York and via Hedon Road to the A63.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the Kingston Upon Hull City 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.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

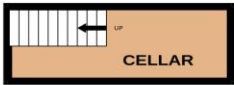
Valuation/Market Appraisal

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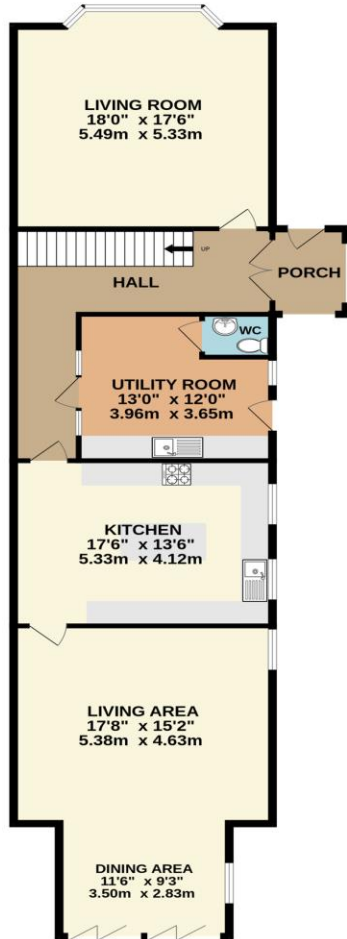




CELLAR
92 sq.ft. (8.5 sq.m.) approx.



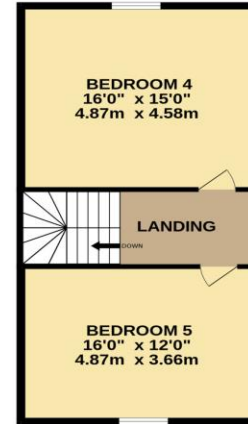
GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



CHURCH MOUNT, SUTTON HU7 4TJ

TOTAL FLOOR AREA : 2977 sq.ft. (276.6 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

