



Dale Garth, Hull Road, Hemingbrough Offers Over £325,000

An excellent opportunity to acquire this skilfully extended detached residence with immaculate internal accommodation and complemented by a south facing rear garden. We understand the property was built in 1985 and has since been extended to the rear elevation by the present owners. The property has been continuously maintained to a high standard and recent works include a new central heating boiler and modern breakfast kitchen.



The property welcomes you into an entrance hallway which in turn gives access to the ground floor accommodation and staircase leading to the first floor arrangement. A spacious, tastefully decorated lounge is located at the front of the property, having a feature electric fire mounted to the wall. A pair of internal French doors lead into the conservatory, providing additional accommodation, often being used as the relaxation or entertaining room.

The property has a formal dining room and has ample space for appropriate dining room furniture. There is a central heating radiator and double glazed casement window to the front elevation.



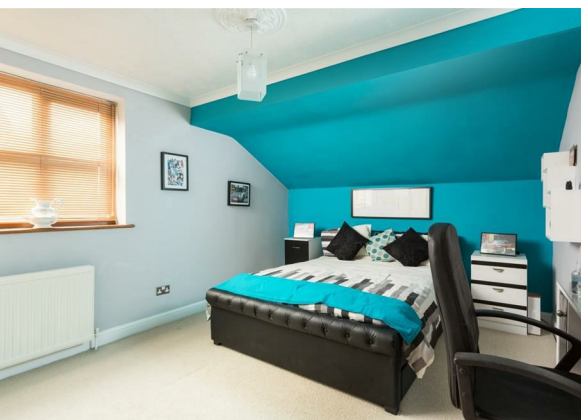
The kitchen is situated to the rear of the property and has been re designed to create a wonderful modern breakfast kitchen. There are a range of wall and base units to three sides with solid oak work surfaces incorporating a breakfast bar and a ceramic sink unit and drainer and a number of integrated appliances. Located off the kitchen is a useful ground floor w.c., utility room and a rear entrance door.

To the first floor, a central landing serves three double bedrooms and house bathroom and gives access to the converted loft space via a drop down ladder. The master bedroom is complemented by an impressive en suite having a shower, pedestal hand wash basin, low flush w.c and chrome heated towel rail.



All three bedrooms benefit from a double glazed casement window and central heating radiator. The internal accommodation is completed by a modern house bathroom having an inset bath with shower over, vanity hand wash basin with good storage below and a double glazed casement window.

The loft space has a double glazed Velux window and has been insulated throughout. The present owners have previously used this space as living accommodation but we understand no relevant planning permission has been granted.



Externally, the property is accessed of Hull Road onto a shared driveway which in turns leads onto a private driveway offering off street parking for up to three motor vehicles. To the front there is a well presented front garden and a pathway that runs alongside the property to the rear. A detached garage will be found to the rear and is accessed via a manual up and over door. The present owners have built an attached timber framed workshop for additional storage.

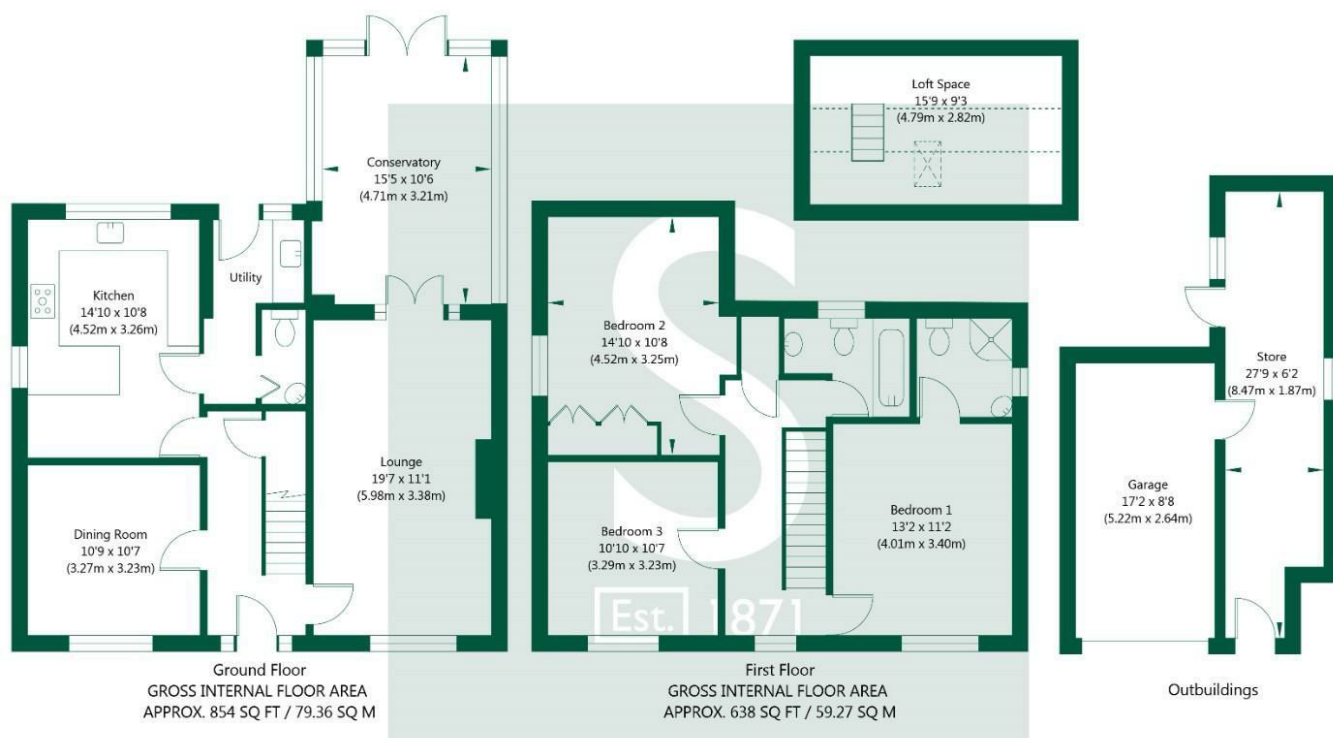
One of the main selling features of the property is the generous sized rear garden which has been continuously maintained and improved. The garden is predominantly laid to lawn with herbaceous borders and is enclosed to all three sides. There is a patio area perfectly placed for catching the sun morning and afternoon.



The property represents an excellent opportunity to acquire an established three bedroom detached family home on a sizeable plot. The property is being offered for sale with no onward chain and an early inspection is strongly recommended.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Hull Road, Hemingbrough, YO8 6QG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1492 SQ FT / 138.63 SQ M - (Excluding Loft Space and Outbuildings)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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