



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

LILAC VILLA, HULL ROAD, EASTRINGTON, DN14 7XL  
OFFERS IN REGION OF £425,000





- SPACIOUS DETACHED HOUSE SET IN 0.45 ACRE
- VIEWS OVER OPEN COUNTRYSIDE
- 4 BEDROOMS, 2 RECEPTIONS & 24FT DINING KITCHEN
- DETACHED GARAGE
- SPACIOUS GARDENS
- VERY WELL PRESENTED
- INSPECTION RECOMMENDED

#### SITUATION

Lilac Villa, Hull Road, Eastington, DN14 7XL will be found approximately 2 miles south east of the centre of Eastington and enjoys views over open countryside in an area known as 'Slipper Bridge'

The property will be found by travelling approximately 6 miles east from the centre of Howden along the B1230 and the property is on the left hand side just before Slipper Bridge and set back from the main road.

The property is approximately 6 miles from Junction 37 of the M62 and approximately 10 miles west of Hull.



## DESCRIPTION

This spacious detached house has been extremely well maintained and inspection is recommended. The house briefly comprises Entrance Hall, 22ft Lounge, Snug, 24ft Breakfast Kitchen with Wren fitted units, Ground Floor Bathroom, 4 Bedrooms and 2nd Bathroom. Detached Garage and spacious Gardens. PVCu Double Glazing, Gas Central Heating and bespoke wooden doors throughout. The whole standing in approximately 0.45 acre

## ACCOMMODATION

### ENTRANCE HALL

Having multi-pane PVCu double glazed entrance door and side panels, central heating radiator and laminate floor covering.

### LOUNGE 22' 9" x 14' 7" (6.93m x 4.44m) narrowing to 11'5"

Having dual aspect of 2 PVCu double glazed window and PVCu double glazed French Doors with side panels and opening onto decking and the side garden. Ceiling coving, reconstructed brick fireplace with Park-Ray multi-fuel stove inset, 2 central heating radiators and laminated floor covering.

### SNUG 12' 9" x 11' 7" (3.89m x 3.53m) to extremes

Having dual aspect of 2 PVCu double glazed window, ceiling coving, reconstructed brick fireplace with Arrow multi-fuel stove inset, central heating radiator and laminated floor covering.

### KITCHEN 15' 10" x 11' 1" (4.83m x 3.38m)

Having dual aspect of 2 PVCu double glazed windows and PVCu double glazed rear door and ceiling coving. Range of quality Wren kitchen units comprising Belfast sink set in granite working surfaces with adjoining hard wood working surfaces with cupboards and drawers under and incorporating built-in washer, dishwasher and fridge. Further side hardwood working surface with cupboards under. Further 'L' shaped hardwood working surface with cupboards under and incorporating Bosch ceramic hob with extractor unit over, adjoining larder unit incorporating Bosch electric oven and grill and matching wall units. Part tiled walls, feature wall radiator and Welsh Slate floor and opening onto:-





**DINING AREA 8' 11" x 8' 6" (2.72m x 2.59m)**  
Having dual aspect of PVCu double glazed windows, feature wall radiator and Welsh Slate floor.



**GROUND FLOOR BATHROOM 9' 2" x 7' 8" (2.79m x 2.34m)**  
Having PVCu double glazed window and a modern white suite of panelled shower bath with shower, pedestal wash basin and W.C. Tiled walls, towel radiator and cushion floor covering.

#### STAIRCASE

Staircase from Hall leads to the landing having ceiling coving, airing cupboard housing 'Worcester-Bosh' gas central heating boiler, central heating radiator and carpeting and leading to:-

**1ST FRONT BEDROOM 12' 9" x 11' 10" (3.89m x 3.61m)**

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

**2ND FRONT BEDROOM 12' 10" x 11' 7" (3.91m x 3.53m) to extremes**

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.



**3RD FRONT BEDROOM 14' 8" x 8' 10" (4.47m x 2.69m)**

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

**4TH REAR BEDROOM 12' 9" x 4' 8" (3.89m x 1.42m) plus 3' 1" x 3'**

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

**BATHROOM 9' 5" x 4' 5" (2.87m x 1.35m)**

Having PVCu double glazed window, shower cubicle, vanity hand basin with cupboard under and W.C. Towel radiator, tiled walls and cushion floor covering.

#### OUTSIDE

**GARDENS** Front and spacious side lawn gardens.

**GARAGE 20' 2" x 12' 7" (6.15m x 3.84m)**

The turning gravelled drive offers ample off-street parking and leads to the Detached Garage with up and over door, PVCu double glazed window and electricity.





### FURTHER GARDEN AREA

A further useful lawn garden area to the rear of the property, being fully fenced and suitable as a dog run.

### SERVICES

It is understood that mains water, electricity and gas are laid to the property. Drainage is to a septic tank. There is a gas fired central heating system served by the combination boiler in the airing cupboard.

PVCu double glazing as detailed.

None of the services or associated appliances have been checked or tested.

### VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

### OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

### OUTGOINGS

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

### FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

### ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.





Lilac Villa , Eastrington, Nr Howden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		