



**Hornsea Road
Hull
HU11 4AZ**

£600,000



We advise that an offer has been made for the above property in the sum of £605,000. Any persons wishing to increase on this offer should notify HPS Estate Agents of their best offer prior to exchange of contracts.

SET WITHIN GROUNDS OF BEAUTIFUL GARDENS AND PASTURE LAND WHICH ACCOMMODATE A BOATING/FISHING LAKE AND IS HOME TO AN ABUNDANCE OF WILDLIFE SPECIES, WE ARE PLEASED TO OFFER TO THE MARKET THIS VERSATILE DETACHED PROPERTY WHICH LENDS ITSELF TO A NUMBER OF POSSIBILITIES, GIVEN THE RELEVANT PERMISSIONS.



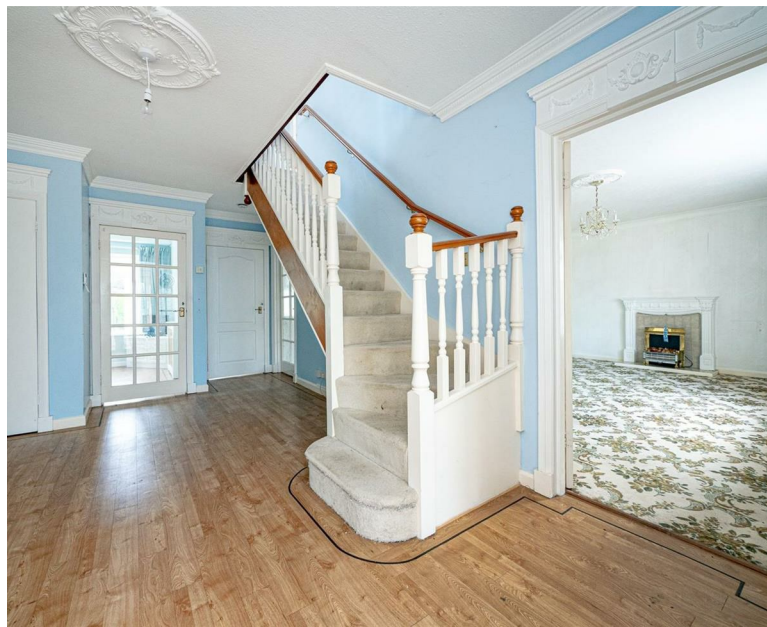
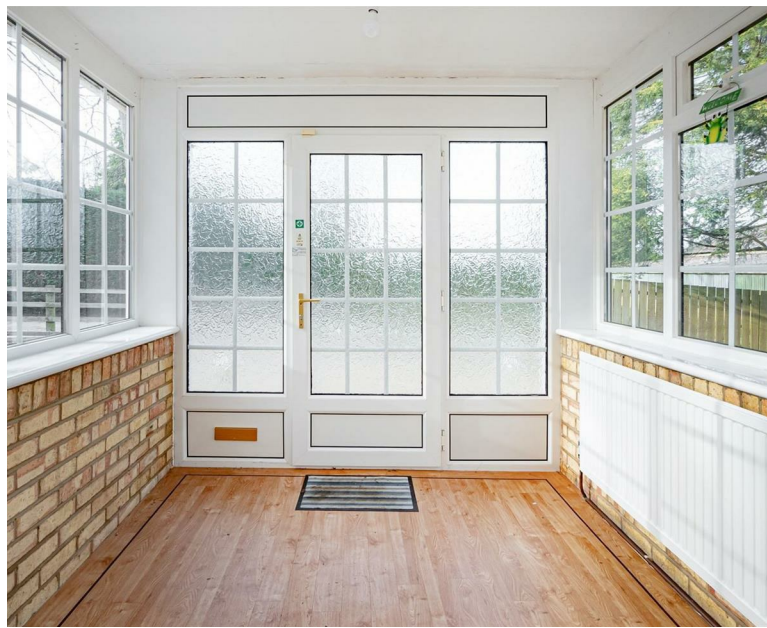
In brief, the accommodation comprises large entrance porch, reception hall, lounge, sitting room, study, cloak room, kitchen, utility room, outhouse/leisure area, spacious landing area, four double bedrooms with master en suite, a family bathroom and a further upstairs cloak room. Having mains gas central heating to radiators and double glazing, the property also has a brick built double garage and ample further parking amenities.

WITH APPROXIMATELY BETWEEN NINE AND TEN ACRES OF GROUNDS, THE PROPERTY IS LOCATED ON THE PERIPHERY OF THE EXTREMELY POPULAR VILLAGE OF GREAT HATFIELD WHICH IS 12 MILES DRIVE FROM HULL CITY CENTRE, 14 MILES FROM THE HISTORIC TOWN OF BEVERLEY AND WITHIN 9 MILES FROM THE COASTAL RESORT OF HORNSEA. A FABULOUS OPPORTUNITY FOR THE DISCERNING PURCHASER, FURTHER ENQUIRIES ARE ENCOURAGED. EPC Rating of 'C'.

- Set Within Expansive Grounds
- Approximately 9 To 10 Acres
- Double Glazing
- Entertainment Area
- Detached House
- Boating/Fishing Lake
- Four bedrooms
- Double garage
- Gas central Heating System
- Master En Suite







Entrance Porch

2.65 x 2.25 (8'8" x 7'4")

With laminate flooring and a radiator.

Reception Hall

5.18 x 3.70 (16'11" x 12'1")

To include a staircase off. Laminate flooring, a useful built in storage cupboard and a radiator.

Lounge

7.86 x 5.26 (25'9" x 17'3")

Bow window to the front aspect and windows to the rear and side aspects allowing plenty of natural light. A feature fire place and a radiator.

Sitting Room

5.20 x 3.30 (17'0" x 10'9")

Bow window to the front aspect, a feature fire place and a radiator.

Study

2.36 x 2.52 (7'8" x 8'3")

A bay window to the rear aspect, laminate flooring and a radiator.

Cloak Room

A low level wc and a wash hand basin, radiator and tiled walls and floor.

Kitchen

4.40 x 2.66 (14'5" x 8'8")

A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset sink unit with mixer tap. Window to the rear aspect, tiled floor, partially tiled walls and there is a radiator.

Utility Room

4.40 x 2.38 (14'5" x 7'9")

Again with fitted floor and wall units having rolled edge laminated preparation surfaces with an inset sink unit and mixer tap. Tiled floor, partially tiled walls and a radiator.

Outhouse / Leisure Area

7.55 x 7.45 (max) (24'9" x 24'5" (max))

Ideal as a covered entertainment area. Window to the rear aspect and doorway to the grounds. There is a storage shed, a low level wc, two radiators and pedestrian access to the double garage.

First Floor Landing

3.70 x 5.62 (12'1" x 18'5")

A fabulous spacious landing with a window to the front aspect, feature fire place and a radiator. Gives access to:

Bedroom One

5.26 x 3.82 (17'3" x 12'6")

Windows to the front and side aspects, again allowing plenty of natural light. Fitted wardrobes and there is a radiator.

Bedroom Two

4.32 x 3.90 (14'2" x 12'9")

Window to the rear aspect, fitted wardrobes and a radiator.

En Suite

A plumbed shower unit within an independent enclosure, a low level wc and a wash hand basin. Tiled walls and floor and a heated towel rail.

Bedroom Three

4.32 x 4.24 (14'2" x 13'10")

Window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Four

5.00 x 3.82 (16'4" x 12'6")

Windows to the front aspect, fitted wardrobes and a radiator.

Bathroom

A white suite to comprise a walk in "spa" bath and a wash hand basin within a vanity unit. Spotlights to the ceiling, a radiator and the walls and floor are tiled.

Upstairs Cloak Room

A low level wc and wash hand basin within a vanity unit, tiled walls and floor, spotlights to the ceiling and a radiator.

Outside

The property is accessed via a shared driveway for approximately twenty metres and has a front courtyard which is laid to aggregates to provide ample parking amenities for a number of vehicles and has timber fencing to the perimeter. A brick built double integral garage is placed adjacent to the property and has two remote controlled up and over vehicular doors and electricity is supplied. The grounds to the rear of the property cover between

approximately nine and ten acres of gardens and pasture land and accommodate a boating / fishing lake within. Home to myriads of species of wildlife, there are a number of possibilities of use for the land, given the relevant permissions, and a stroll around the grounds will stir your imagination.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

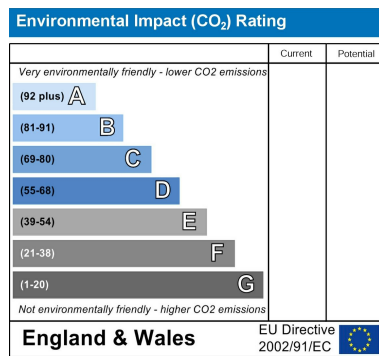
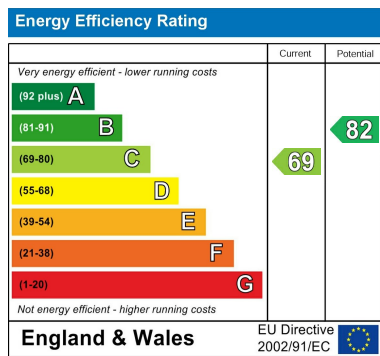
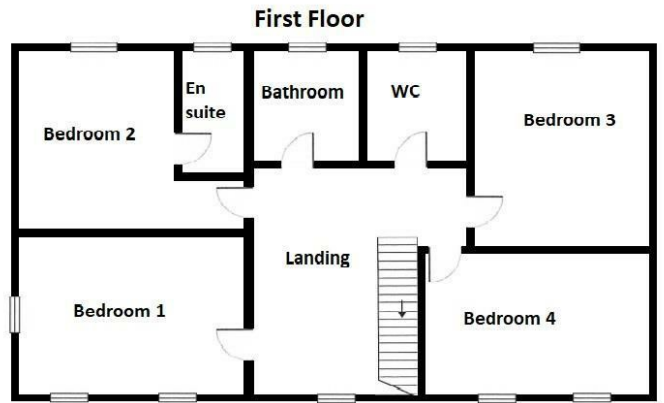
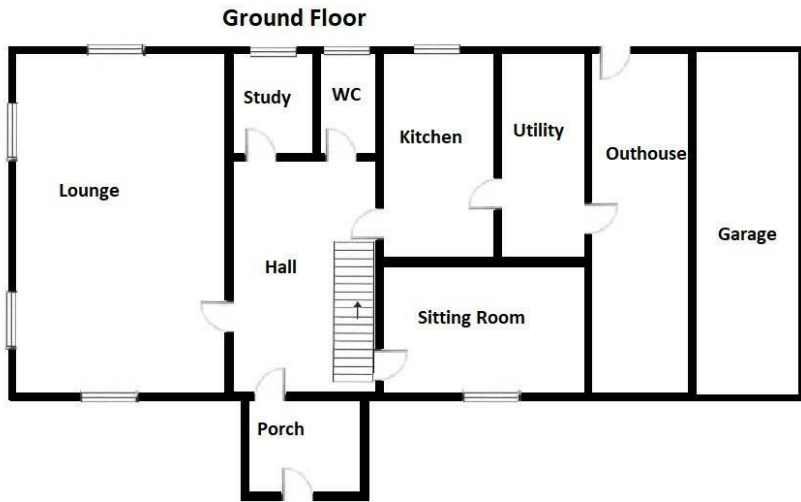
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