



Ivy House, 43 Main Street, Preston, East Yorkshire, HU12 8SA



DATING BACK NEARLY 250 YEARS THIS ELEGANT PERIOD PROPERTY ENJOYS A CENTRAL VILLAGE LOCATION OPPOSITE THE CHURCH WITH OVER 3200 SQ FT SIX BEDROOM ACCOMMODATION



An opportunity to be the proud owner of this substantial period residence. Take a look at the floorplan to appreciate the space and versatility of this six bedroom house with four receptions including a superb open plan space which incorporates a large kitchen, conservatory and dining room, two large family bathrooms and cellar. Although offered in smart move-into condition this realistic price reflects the need for some cosmetic updates and improvements. You will struggle to find a house of this calibre with this space in this price range.

## Location

The village of Preston is located just off the A1033 approximately seven miles to the east of Hull and close to the historic town of Hedon. Located on the south side of the town is a well-regarded secondary school. There is a local primary school, local shopping, church and a regular bus service to Hull.

## Accommodation

The accommodation is arranged on the ground and two upper floors plus cellar and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

## Central Entrance Hall

With original period staircase and access to the cellar.

## Sitting Room

With large walk-in bay window and feature rustic brick fireplace.

## Living Room

With feature Gothic style fireplace and double doors to the ...

## Day Room

With full length period panelling reputed to have originated from Burton Constable Hall and mahogany period fireplace. Open plan to the ...

## Conservatory

Enjoying a western aspect over the garden.







### Dining Room

With oak flooring and chimney breast recess housing an Aga cooker and double French doors to the rear terrace and garden. Open plan to the ...

### Kitchen

Includes a smart modern range of high gloss finish floor and wall cabinets with complementing worktops and tiling, single drainer one and a half bowl ceramic sink, range oven with stainless steel hood, plumbing for automatic washing machine and dishwasher and sliding patio doors leading to the ...

### Second Conservatory

With large walk-in bay with double French doors to the rear terrace and oak flooring.

The combination of the conservatory, kitchen and dining room provides a superb open plan living space.



### First Floor

### Landing

### Bedroom 1

Including a range of fitted wardrobes.

### Bedroom 2

With fitted wardrobes.

### Bedroom 3

### Family Bathroom 1

Includes a four piece suite with complementing tiling comprising freestanding slipper bath, shower cubicle, pedestal wash hand basin and low level w.c. plus built-in linen cupboard housing the gas fired central heating boiler unit.

### Separate W.C.

### Second Floor

### Landing

### Bedroom 4

### Bedroom 5

### Bedroom 6

### Second Floor Bathroom

Includes a large store room. Including a four piece suite with complementing tiling comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c.

### Outside

The property is accessed via a side drive leading to the rear. We are informed by the vendors that a new double garage is to be erected on the site and included within the sale price, full details available on request. To the rear of the property is an elevated west facing garden with spacious patio area, ideal for outdoor entertaining.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

### Double Glazing

The property has the benefit of UPVC double glazed windows.

### Tenure

The tenure of the property is freehold.

### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*





## 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

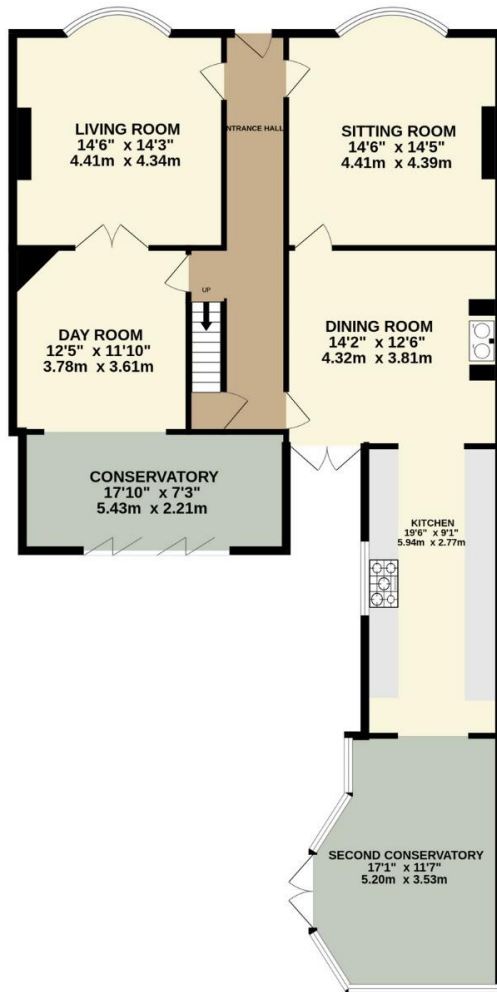
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Hedon office on 01482 891234. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

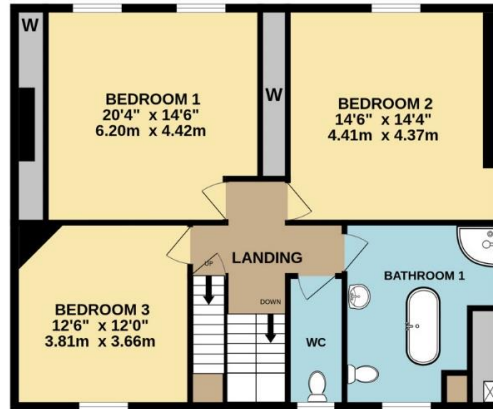
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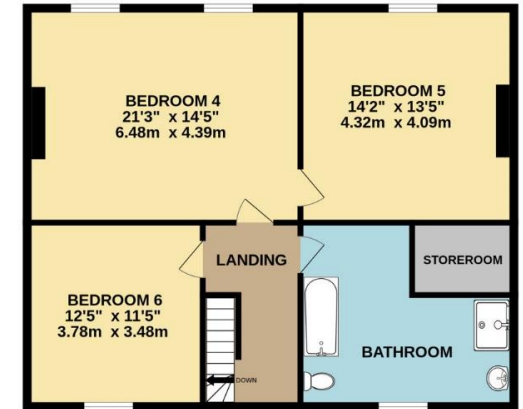
GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



2ND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 3149 sq.ft. (292.6 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](http://www.fineandcountry.com)

