



35 Main Street, Preston, Hull, East Yorkshire, HU12 8SA

SPACIOUS FAMILY HOME WITH STUNNING CHURCH VIEWS



Set within just over an ACRE of land, including two small PONY PADDOCKS, this FOUR/FIVE BEDROOM DETACHED PROPERTY offers a fantastic chance to make your own mark. Located in the charming village of Preston, and close to shops, restaurants, and a historic church, this home requires some modernisation and updating. The property also features OUTBUILDINGS, an UNCONVERTED BARN, and plenty of parking at the rear.

Agent's Perspective

Welcome to a substantial period home located in the heart of Preston. This property offers an ENTRANCE HALL, a cosy LOUNGE, and a DINING ROOM ready for family meals. The KITCHEN connects to a lean to CONSERVATORY. There's a GROUND FLOOR BEDROOM with an EN-SUITE, forming a self-contained area ideal for extended family or Airbnb rental opportunities. Upstairs, you'll find four more bedrooms, one of which could be a HOME OFFICE or nursery. With paddocks and outbuildings, this property is perfect for keeping livestock or other hobbies. The beautiful views of the village church add to its unique charm.

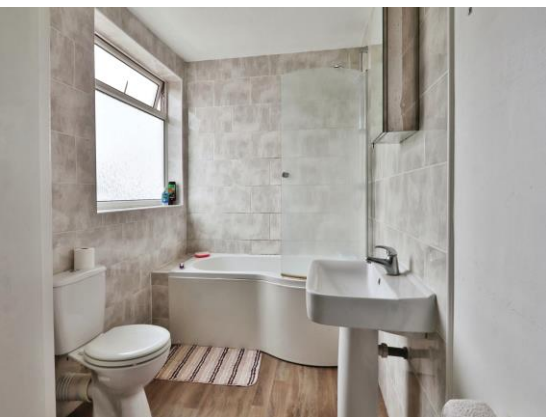
Client's Perspective

Living here has really been something special for our family. The land has been a fantastic place for our ponies, and the paddocks are just the right size. The self-contained area on the ground floor has been brilliant for the family. The views of the village church from our windows are stunning and so calming. The village of Preston has everything close by – from shops and takeaway restaurants to great walks and bridleways. We've loved the sense of community here, and it has been a joy to come home to every day.

Tenure

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 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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

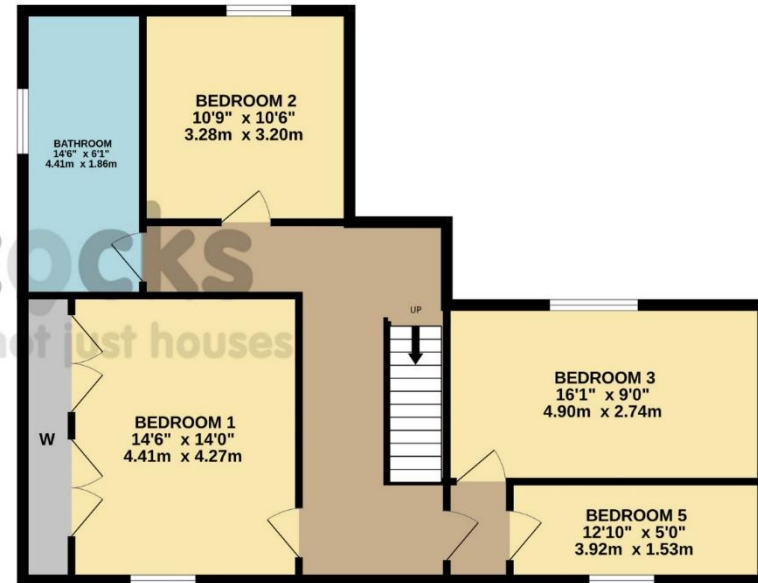
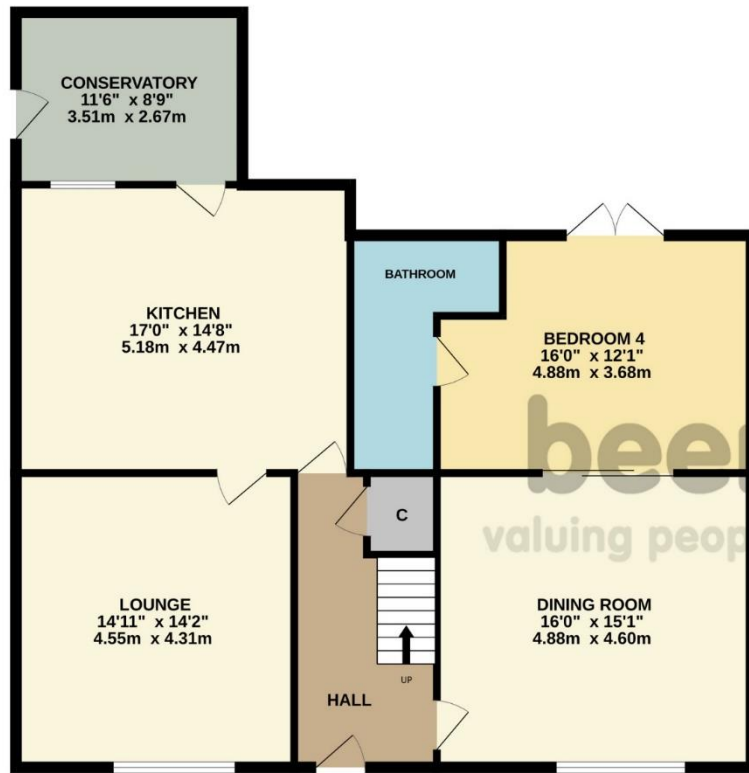
Mortgages

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.



GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.

FIRST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



MAIN STREET, PRESTON, HU12 8SA

TOTAL FLOOR AREA : 1951 sq.ft. (181.3 sq.m.) approx.

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