



The Woodhouse, 410 Boothferry Road, Hessle, East Riding of Yorkshire, HU13 0JL

WELCOME TO THIS STUNNING PROEPRTY WHERE MODERN LUXURY MEETS FUNCTIONAL LIVING



If you're looking for wow factor and a ready-made, high-spec contemporary lifestyle,
this property has it all.

Summary:

With 5,500 sq.ft. of outstanding accommodation and no expense spared, the property includes an indoor heated swimming pool with children's splash pool, a superb orangery-style living kitchen with 40' of full-width bi-fold doors, a high-spec kitchen with a breakfast bar for eight, and a host of integrated appliances.

Offering six bedrooms in total, this impressive home is a hidden gem set behind electric gates, opening into an enclosed courtyard with ample parking and a garage.

Agents Perspective:

From the moment you step through the electric gates into the enclosed courtyard, you'll be greeted by an impressive facade that sets the tone for what's inside.

The entrance reception is grand and welcoming, featuring a glass-panelled staircase that immediately catches the eye.

The ground floor offers an array of versatile spaces, starting with a large L-shaped living room (23' x 21') that benefits from two sets of bi-fold doors, flooding the room with natural light and providing seamless access to the outdoors.

The superb orangery-style living kitchen featuring a large roof lantern is a true centrepiece, featuring 40' of full-width bi-fold doors that open up to the garden, creating a perfect indoor-outdoor living experience, with the added comfort of underfloor heating.

The kitchen itself is a chef's dream, equipped with a high-specification setup, including a breakfast bar for eight and a host of integrated appliances.





For those who love to entertain or simply relax, the indoor heated swimming pool, surrounded by natural stone flooring, offers a luxurious retreat within your own home, as well as featuring a children's splash pool with

The ground floor also includes an additional fully-equipped family kitchen, a spacious guest suite with en-suite overlooking the pool, an office/gym for those working from home, a large laundry room equipped with built-in heated drying wardrobes and a convenient downstairs W.C.

Upstairs, the master bedroom is a sanctuary in itself, measuring 23' x 20' and featuring a luxurious en-suite, a large walk-in dressing room and extensive sliding wardrobes.

Three further bathrooms throughout and five additional bedrooms ensure ample space for family and guests.

Every detail of this property has been meticulously designed to offer a high standard of living, from the high-end fixtures and fittings to the thoughtful layout that maximises space and light. The property features a sophisticated Smart security system, extensive CCTV and a fully integrated sound system managed via an app.

Whether you're hosting friends, enjoying family time, or seeking a quiet corner to work, this home caters to all your needs with style and comfort.

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 G*

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 Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

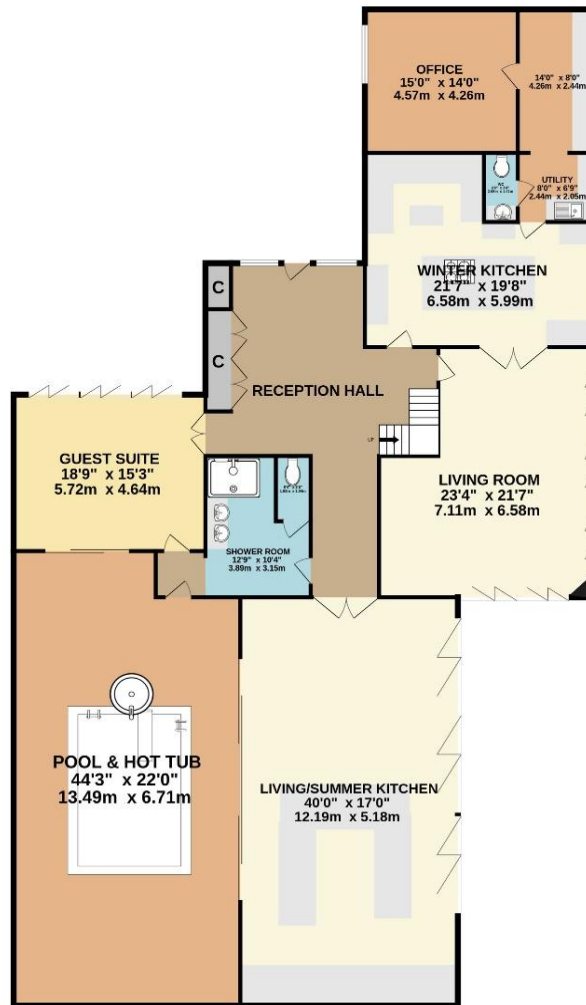
Valuation/Market Appraisal:

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GROUND FLOOR
3926 sq.ft. (364.7 sq.m.) approx.

1ST FLOOR
1777 sq.ft. (165.1 sq.m.) approx.



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TOTAL FLOOR AREA : 5703 sq.ft. (529.8 sq.m.) approx.

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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

