



11 Newland Park, Hull, East Riding of Yorkshire, HU5 2DN

FINE & COUNTRY

SIX DOUBLE BEDROOM PERIOD HOME ON NEWLAND PARK WITH STUNNING OPEN-PLAN LIVING AND GENEROUS GARDEN



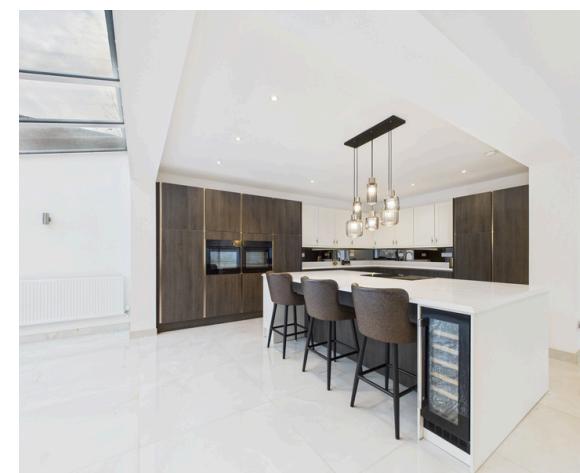
Set on the highly regarded NEWLAND PARK, this SIX DOUBLE BEDROOM period home offers 3,648 SQ FT arranged over THREE FLOORS. Fully REFURBISHED AND EXTENDED, it blends classic PERIOD FEATURES with a modern finish throughout. The standout space is the 26FT OPEN-PLAN KITCHEN, DINING AND SITTING AREA, designed for everyday living and social occasions. A LARGE REAR GARDEN completes the picture, making this a home that works just as well for family life as it does for entertaining.

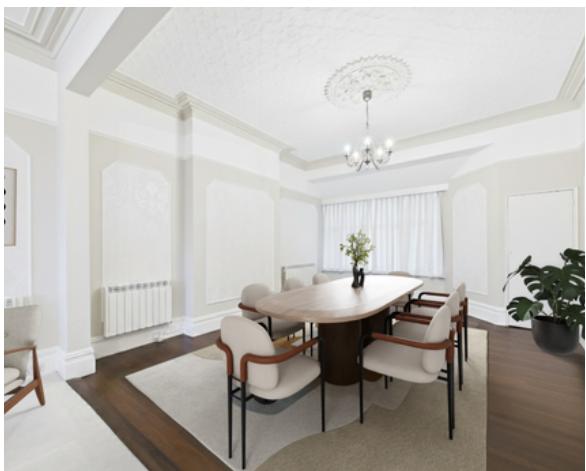
FROM THE AGENT'S PERSPECTIVE

What really stands out is how confidently this home balances scale, character and modern design. The OPEN-PLAN KITCHEN, DINING AND SITTING AREA is a real focal point, fitted with MAGNET UNITS, QUARTZ WORKTOPS, INTEGRATED APPLIANCES, A CENTRAL ISLAND and a separate BAR AREA with doors opening to the GARDEN. Period touches continue into the LOUNGE-DINER with a BAY WINDOW and MULTI-FUEL LOG BURNER. Upstairs, SIX DOUBLE BEDROOMS provide flexibility, while the MAIN SUITE with WALK-IN WARDROBE, MARBLE-TILED BATHROOM and PRIVATE SAUNA adds a real sense of comfort.

FROM THE CLIENT'S PERSPECTIVE

We loved creating spaces where family and friends could spend time together without the house ever feeling crowded. The KITCHEN AND BAR AREA quickly became the heart of the home, especially when the doors are open to the GARDEN. The layout has grown with us, and having SIX DOUBLE BEDROOMS has been invaluable. The MAIN SUITE feels like a place to properly switch off, and the GARDEN has been perfect for both quiet afternoons and larger gatherings.





Location

Newland Park, considered by many to be one the most exclusive areas in Hull in which to live. A tree lined area in the shape of a figure 8, with an array of individual properties. lying close to the Hull University and within the north-western part of the city. Access to Newland Park can be gained by either one of two entrances from Cottingham Road. There is good local shopping, particularly along Newland Avenue and good sporting and schooling facilities can be found in the locality.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the Kingston Upon Hull City 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, curtains/blinds and the sauna 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

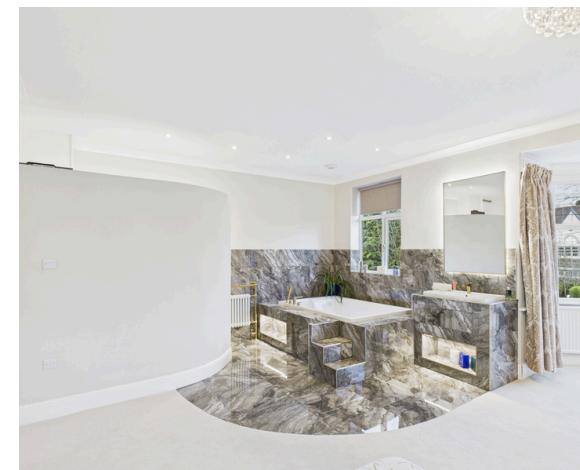
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

IMPORTANT NOTICE

In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

We have NOT modified the physical fabric or fittings of this property.





8 Kingston Rd, Willerby, Hull, HU10 6BN

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

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: eastyorkshire@fineandcountry.com

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