

staniford
grays



The Woodlands Main Road, Skirlaugh, Hull, HU11 5DT

£750,000





The Woodlands Main Road

Hull, HU11 5DT

- NO ONWARD CHAIN
- LARGE DETACHED BUNGALOW
- TWO BATHROOMS
- WORKSHOP
- SET INA PLOT OF APPROXIMATELY 1.4 ACRES
- FOUR BEDROOMS
- GARAGE AND OFF STREET PARKING
- POTENTIAL FOR DEVELOPEMENT

A large four bedroom detached dormer bungalow situated on a plot of approximately 1.4 acres with detached double garage and workshop, with lean to greenhouse, situated in the sought after village of Skirlaugh.

There are a variety of possibilities to utilise this substantial property and its grounds. They include renovation potential, residential development, residential or horticultural business development. The property must be viewed in order to asses and appreciate the opportunity which is offered.



£750,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

With stairs to the first floor and radiator.

GROUND FLOOR BEDROOM

With bay window to the front, a range of built in wardrobes and radiator. Measurements include wardrobes and bay window. 13'10" x 12'5" (4.22m x 3.78m)

BEDROOM TWO

With a range of fitted wardrobes, bay window to the front and radiator. Measurements include wardrobes and bay window. 13'10" x 12'4" (4.22m x 3.78m)

LIVING ROOM

Electric fire in feature surround, patio doors to the side and rear, two windows to the side and two radiators. 19'9" x 13'10" (6.02m x 4.22m)

BATHROOM

Has a panel bath, low flush WC, pillared wash hand basin, window to the rear and is set in a tiled surround.

LOUNGE

Window and door to the rear, radiator and airing cupboard.

CONSERVATORY

With a door to the side 35'2" max x 16'8" max (10.72m max x 5.08m max)

DINING KITCHEN

With wall and base units, rolled top work surfaces, tiled splashbacks, space for a cooker, washing machine and dishwasher. Window to the side and rear and radiator. 16'10" x 13'10" (5.13m x 4.22m)

REAR HALLWAY

Gives access to...

UTILITY ROOM

SHOWER ROOM

With shower stall with mains fed shower, window to the side and radiator.

FIRST FLOOR LANDING

Gives access to...

BEDROOM THREE

There is a window to the rear and side and radiator.

18'3" x 11'9" (5.56m x 3.58m)

**BEDROOM FOUR**

Window to the side, radiator and storage cupboard.

14' x 11'6" (4.27m x 3.51m)

SHOWER ROOM

With low flush WC, wash hand basin, shower stall with mains fed shower and radiator.

EXTERNAL

To the front of the property is a large graveled driveway allowing off street parking for numerous cars and leads to a detached double garage with a workshop to the rear.

The grounds are mainly laid to lawn with plenty of mature areas, trees and shrubbery. There is a large horticultural sized greenhouse. To the West the property is bounded by Burstwick drain. The remainder of the boundaries with the church to the North, and to the east the boundary is fenced.

AGENTS NOTE

FOR THOSE CONSIDERING THIS PROPERTY FOR POTENTIAL RESIDENTIAL DEVELOPMENT, A PRE-APPLICATION TO THE EAST RIDING OF YORKSHIRE COUNCILS PLANNING DEPARTMENT WAS SUBMITTED AT THE END OF 2023. THE COUNCILS RESPONSE TOGETHER WITH THE PRE-APPLICATION SUBMISSION AND SUPPORTING TECHNICAL REPORTS ARE AVAILABLE UPON REQUEST FROM THE SOLE SELLING AGENTS STANIFORD GRAYS.

COUNCIL TAX:

We understand the current Council Tax Band to be F

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



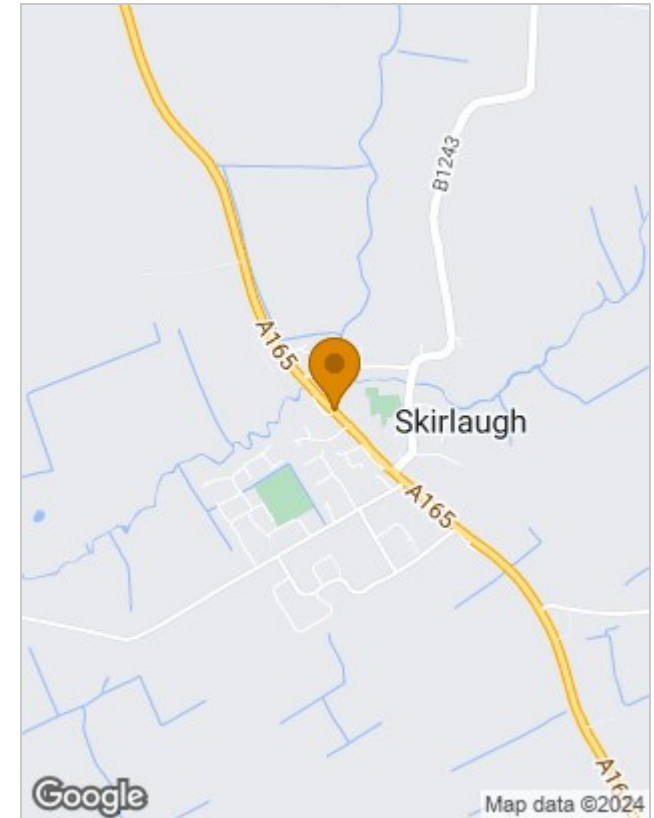
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

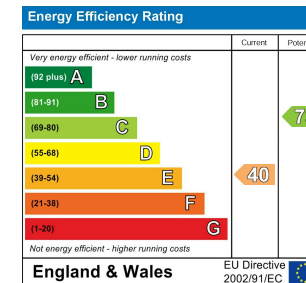
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph



73

40