

12 Church Mount, Hull, HU7 4TJ

£475,000

Discover the epitome of refined living at 12 Church Mount, Sutton Upon Hull. This impeccably renovated period property offers eight bedrooms, four reception rooms, and modern amenities throughout. From the grand entrance porch to the spacious hall, modern kitchen, and luxurious bathrooms, no detail has been spared. With a versatile layout spanning multiple floors, including a brand-new bathroom with a freestanding bath, this residence exudes elegance and sophistication at every turn. Outside, expansive gardens and ample parking complete the picture of luxury living. Don't miss the opportunity to make this meticulously crafted home your own. Schedule a viewing today and experience timeless charm in the heart of Sutton Village.

Nestled within the charming setting of Sutton Village, 12 Church Mount presents an exceptional opportunity to own a meticulously maintained eight bedroom period property, showcasing a perfect blend of historic allure and modern comforts. Boasting extensive renovations and thoughtful enhancements carried out by its current owners, this residence stands as a testament to meticulous craftsmanship and attention to detail.

Proudly offered at £475,000, this remarkable home has undergone an array of improvements aimed at enhancing its structural integrity, aesthetic appeal, and functionality.

As you approach the property, there is a stunning sweeping driveway allowing multiple parking which leads to the property entrance.

A charming entrance porch leads seamlessly into a grand hall, setting the tone for the elegance and sophistication that awaits within. Stepping inside, you'll find that no detail has been overlooked. The hallway and staircase showcasing exquisite panelling and original woodwork that has been lovingly restored to its former glory. New mosaic flooring and plush new carpets throughout the landings and stairs.

The interior exudes elegance and charm, with the Handcrafted cast iron radiators add both warmth and character

Entertaining is a delight in this residence, with four reception rooms providing ample space for gatherings and relaxation. Each room has been thoughtfully redecorated, with attention to detail evident in every corner. There is also a large sun room to the side aspect.

The heart of the home lies within the kitchen, with solid wood worktops and Belfast sink, recently installed range cooker, a central island and French doors to the rear garden.

Adjacent to the kitchen, a convenient downstairs WC and a practical laundry room add to the functionality of everyday living.

Ascending to the first floor, you'll find five well-appointed bedrooms, and bathroom, offering ample space and comfort for the entire family. The front bedrooms feature an ensuite accessed by both bedrooms, providing a sense of luxury and convenience. A rear bedroom with a vaulted ceiling offers a tranquil retreat, complete with a dressing room that can also serve as a further bedroom if desired.

The second floor unveils a brand-new bathroom, adorned with a striking freestanding bath and offering a perfect sanctuary for relaxation. Two additional bedrooms on this level complete the accommodation,

providing versatility and comfort for family members or guests. The second floor has been completely transformed, featuring new boarding, insulation, and plastering, all carried out with building control sign-off for quality assurance. Additionally, plumbing, drainage, and central heating have been expertly installed, bringing modern convenience to every corner of the home.

The main part of the house has been meticulously re-roofed, featuring new handcrafted decorative ridge tiles that add a touch of sophistication to its exterior. Every aspect of the roof, from the leadwork to the gutters and fascias, has been meticulously replaced to ensure longevity and durability.

The addition of a new central heating system, complete with a smart thermostat, ensures comfort and efficiency year-round.

Outside, the expansive gardens offer a tranquil retreat, complete with a new play area, perfect for families to enjoy outdoor activities and relaxation. The driveway is also accessed by the neighbouring property.

With its impeccable blend of period charm and modern amenities, 12 Church Mount stands as a testament to timeless elegance and impeccable craftsmanship. Don't miss your opportunity to own this exquisite residence in the heart of Sutton Village. Schedule your viewing today and experience the epitome of refined living.

Council tax band: E

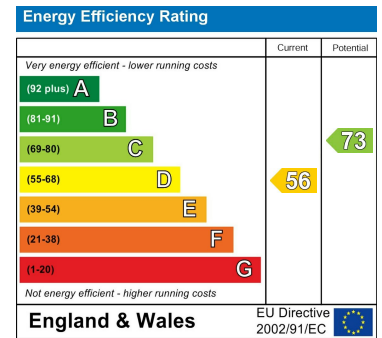
Floor Plan



Area Map



Energy Efficiency Graph



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