

# Whitakers

Estate Agents



## The Forge Rectory Road, Hull, HU12 0HT

**Offers Around £495,000**

Whitakers are privileged to bring this truly stunning 5 bedroom Period Detached home to the market.

Being the original Village Forge, the property has been extended and adapted over the years and now offers incredibly spacious and flexible family accommodation in a very desirable Village.

Tastefully and stylishly presented by the current owners to create a perfect blend of modern living with original character, the property has an abundance of space for family living and entertaining in a very sought after location.

Situated in the very popular Village of Roos, well placed for local shops, schools and amenities, the property briefly comprises; entrance hallway, dining room, 42 ft lounge with spiral staircase, sitting room, office, utility room, fitted kitchen, breakfast room and downstairs cloakroom to the ground floor whilst the first floor offers 5 bedrooms, dressing room, family bathroom and luxurious Jack and Jill bathroom.

Externally the property benefits from a lovely spacious rear garden together with a private driveway with parking for multiple vehicles and a detached garage whilst to the frontage there is additional off road parking.

Also benefitting from gas central heating and UPVC double glazing, In our opinion the property truly needs to be viewed to fully appreciate the standard, scale and flexibility of accommodation on offer!

## The Accommodation Comprises

### Entrance Hallway



Oak front door into entrance hallway with tiled flooring, central heating radiator, doors to Breakfast room and dining room together with door to cloakroom.

### Downstairs Cloakroom



UPVC window to side aspect, low flush wc, hand wash basin, tiled flooring and central heating radiator

### Dining Room 12'7 x 25' max (3.84m x 7.62m max)



With three UPVC windows to front aspect, period feature fireplace with open fire, hardwood flooring, doors to kitchen and lounge and door to under stair cupboard together with central heating radiator.

### Lounge 42'6 x 12'7 (12.95m x 3.84m)



Lounge with three UPVC windows to front aspect, feature stone fireplace and hearth with built in multi-fuel stove and stunning central spiral staircase to first floor giving access to Master Bedroom and Bathroom. Feature open shelving wall to dining room, built in storage cupboard, hardwood flooring, three central heating radiators, beamed ceiling and double doors into Sitting Room.

### Sitting Room 20'3 x 13'10 (6.17m x 4.22m)



With two UPVC windows to rear aspect, UPVC French doors to rear garden, wood flooring and central heating radiator.

### Study 9'1 x 7'1 (2.77m x 2.16m)



Continuation of hardwood flooring, UPVC window to rear aspect and central heating radiator.

Utility Room 5'9 x 9'1 (1.75m x 2.77m)



With a range of fitted wall and base units and complementary work surfaces. 1 1/4 bowl stainless steel sink, plumbing for washing machine, space for drier, hardwood flooring, UPVC window to rear aspect and central heating radiator.

Kitchen 17'9 x 9' (5.41m x 2.74m)



With a range of fitted wall and base units, complementary work surface and tiled splash-backs. Space for Range cooker and double fridge/freezer, integrated dish washer and microwave and composite 1 1/4 bowl sink. Tiled flooring, ceiling spot lights and UPVC window to rear aspect . Opens through into.....

Breakfast Room 13' x 8'6 (3.96m x 2.59m)



Continuation of tiled flooring, UPVC French doors to Conservatory , central heating radiator, built in dresser style unit and front staircase up to first floor..

Conservatory 12'8 x 9'5 (3.86m x 2.87m)



With tiled flooring, under floor heating and French doors to rear garden.

Master-landing



Accessed from the spiral staircase in lounge with glazed banister panels and wood flooring.

Master Bedroom 24'4 x 12'8 (7.42m x 3.86m)



With twin UPVC windows to front aspect and feature circular portal window to side aspect, walk in cupboard/wardrobe, wood flooring, vaulted beamed ceiling and two central heating radiators.

Master bathroom 11'9 x 12'6 (3.58m x 3.81m)



Stunning master bathroom comprising raised jacuzzi bath, shower enclosure with mains

shower, his and hers hand wash basins and low flush wc. Tiling to walls and flooring, under floor heating, central heating radiator and heated towel rail. Ceiling spot lights, vaulted beamed ceiling, UPVC window to front aspect and connecting "Jack and Jill" door to Bedroom Two.

#### First Floor Landing

Accessed from breakfast room with carpeted flooring and access to upstairs rooms

#### Bedroom Two 11'8 x 13' (3.56m x 3.96m)



With wood flooring, central heating radiator, UPVC window to front aspect and open to.....

#### Dressing Room 9' x 5'3 (2.74m x 1.60m)

With carpeted flooring

#### Bedroom Three 12'6 x 8'1 max (3.81m x 2.46m max)



Dual aspect UPVC windows to front and side aspect, carpeted flooring and central heating radiator

#### Bedroom Four 12'6 x 9'10 (3.81m x 3.00m)



With carpeted flooring, UPVC window to front aspect and central heating radiator

#### Bedroom Five 8'10x 6' (2.69mx 1.83m)



With carpeted flooring, UPVC window to rear aspect and central heating radiator

#### Family Bathroom 10' x 8'5 max (3.05m x 2.57m max)



Shaped corner jacuzzi bath with side panel and feature lighting, shower cubicle with mains shower, low flush wc and vanity hand wash basin. Tiled walls and flooring, heated chrome towel rail, wood effect floor tiling and UPVC window to side aspect.

#### Outside



The frontage to the property is gravelled giving additional parking whilst the side driveway has wrought iron gates and leads to the detached garage whilst providing parking for 4 vehicles. To the rear and sides of the property is a spacious private garden laid mainly to lawn with decked areas providing seating around the garden. Borders and gravelled feature areas are populated by an array of mature plants trees and shrubs.

#### Location

The village of Roos lies approximately 15 miles East of Hull City Centre and has a local shop, two public houses and a well regarded Primary School together with road links and a Bus Service into Hull and surrounding Villages. The coastal town of Withernsea and its range of further amenities on offer is under 5 miles away and also benefits from a local Bus service. .

## Tenure

The property is Freehold

## Council Tax

Council Tax band E

East Riding Of Yorkshire Council

## EPC

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information:

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 1 Mbps, Superfast 80 Mbps

Coastal Erosion - No

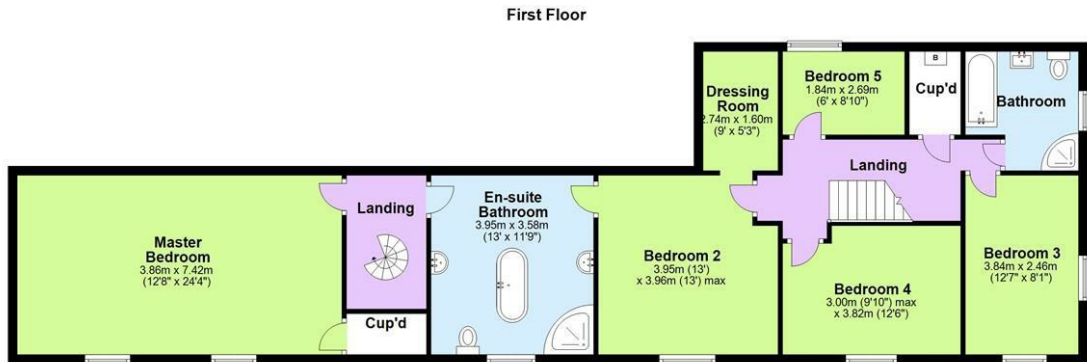
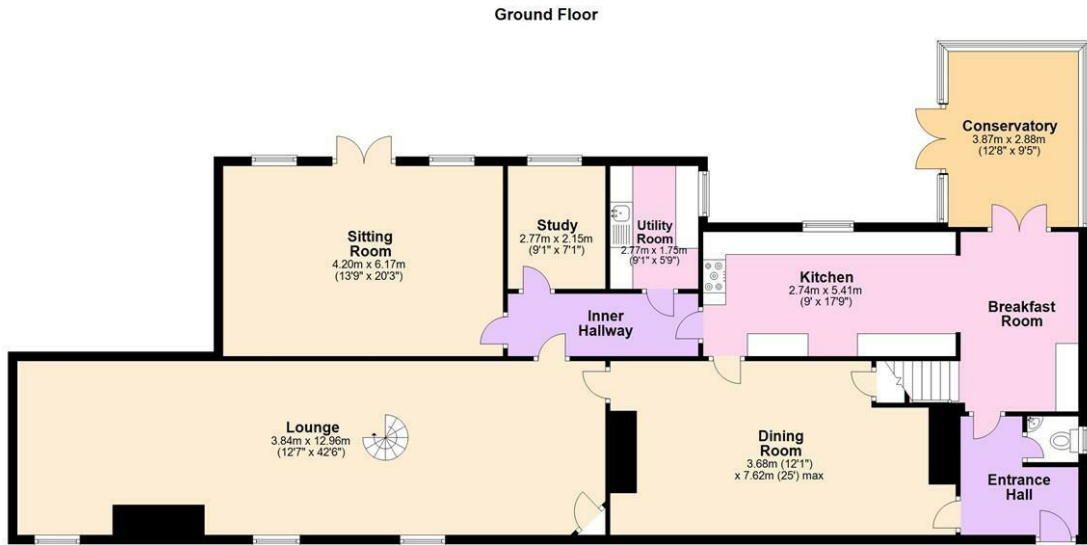
Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property.

### Whitakers Estate Agent Declaration:

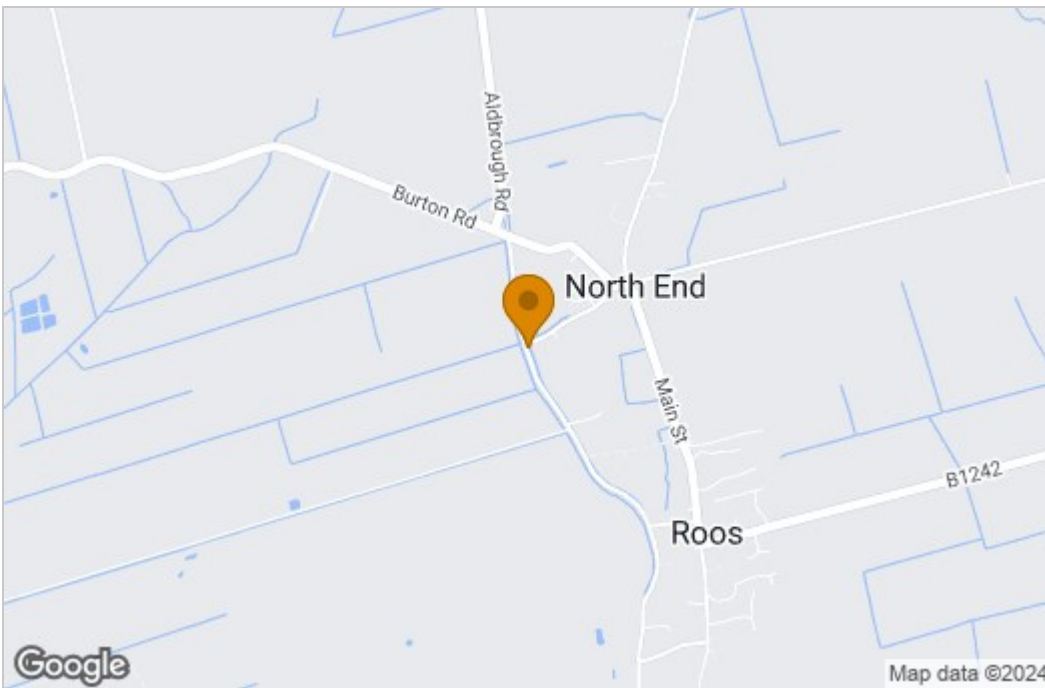
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# Floor Plan

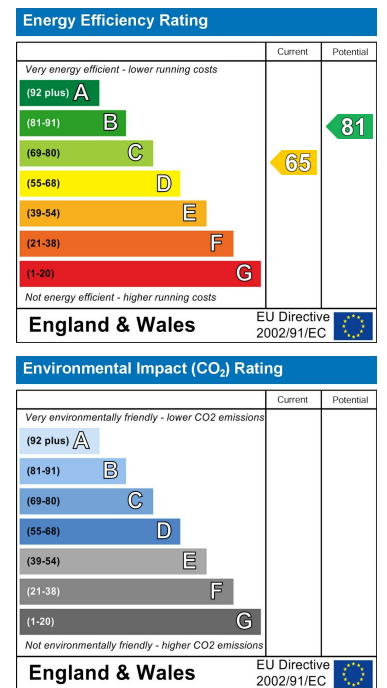


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.