

Whitakers

Estate Agents



16 Woodland Rise, Hull, HU11 4GA

Guide price £550,000

*****GUIDE PRICE £550,000-£575,000*****

WHITAKERS ARE DELIGHTED TO PRESENT THIS STUNNING 6 BEDROOM EXECUTIVE DETACHED FAMILY HOME TO THE MARKET!

Rarely becoming available and situated in an enviable cul-de-sac position on this exclusive and highly regarded development just a short walk to the centre of the popular and sought after village of Sproatley, the property enjoys open views over the local countryside and is well positioned for village amenities together with countryside walks and excellent transport links into the City of Hull and out to East Riding villages.

Boasting Six double bedrooms, 2 being en-suite together with three reception rooms and having been greatly refurbished and improved by the current owners to the highest standard, the property is arranged over three floors and briefly comprises; Entrance Hallway, Lounge, Dining Room, Garden Room, Modern Fitted Kitchen, Utility Room and Downstairs Cloakroom to the ground floor whilst the second floor houses the stunning Master Suite with spacious five piece En-suite Bathroom together with a further three Double Bedrooms and a five piece Family Bathroom.

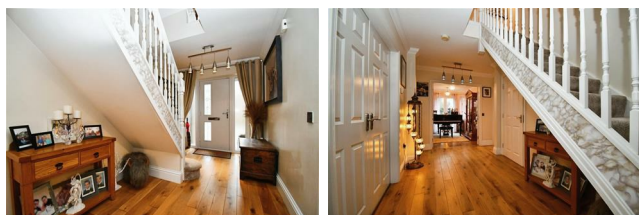
Stairs from the first floor landing lead to the second floor where there are a further two Double Bedrooms, one also being En-suite.

Externally the property offers driveway parking for multiple vehicles and double garage to the rear whilst to the rear is a lovely non-overlooked spacious garden.

Having the additional benefit of double glazing throughout together with recently installed gas central heating, properties of this standard are rarely available and internal viewing is essential to fully appreciate the standard and scale of this amazing home!

The Accommodation Comprises

Entrance Hallway



Covered porch over composite front entrance door with glazed side panels leads into the stunning hallway with engineered wood flooring, central heating radiator with cabinet surround and carpeted staircase rising to first floor.

Downstairs Cloakroom 5'11 x 5' (1.80m x 1.52m)



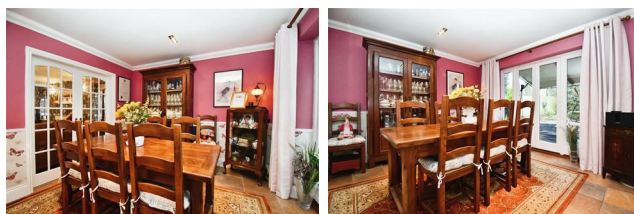
Spacious downstairs cloakroom with low flush wc, hand wash basin, tiled flooring, half panelled walls, extractor fan and central heating radiator.

Lounge 20'8 x 12'4 (6.30m x 3.76m)



The bright and spacious lounge is entered via double doors from the entrance hallway with continuation of engineered wood flooring, double glazed bay window to front aspect together with two further double glazed windows to the side, fireplace with living flame gas fire, two central heating radiators and double doors leading into.....

Dining Room 10'10 x 12'4 (3.30m x 3.76m)



Family dining room with uPVC patio doors onto covered veranda, tiled flooring, central heating radiator and door into entrance hallway.

Garden/Music Room 12'2 x 8' (3.71m x 2.44m)



Entered via double doors from the entrance hallway with uPVC French doors into rear garden, tiled flooring and central heating radiator.

Kitchen 10'9 x 15'9 (3.28m x 4.80m)



Modern contemporary kitchen fitted with a range of cream gloss wall, base and tower units together with contrasting solid laminate work surfaces and splash backs. Range cooker with extractor hood, composite sink/drainage and integrated dishwasher together with American style fridge/freezer with wine fridge. Breakfast bar seating area with hardwood surface, tiled flooring, central heating radiator, two double glazed windows to rear aspect and door into.....

Utility Room 8' x 5' (2.44m x 1.52m)



With stainless steel sink/drain, plumbing for washing machine, tiled flooring, wall mounted recently installed combi-boiler, storage cupboard, internal door into garage and external composite door to side of the property.

First Floor Landing



Stairs rising from entrance hallway to first floor landing with carpeted flooring, storage cupboard and double glazed window to front aspect together with staircase to second floor rooms..

Master Bedroom 23'7 max x 16'8 (7.19m max x 5.08m)



Stunning 23 ft Master bedroom with carpeted flooring, double glazed window to front aspect, central heating radiator and door into.....

Master En-suite 9'9 x 7'1 (2.97m x 2.16m)



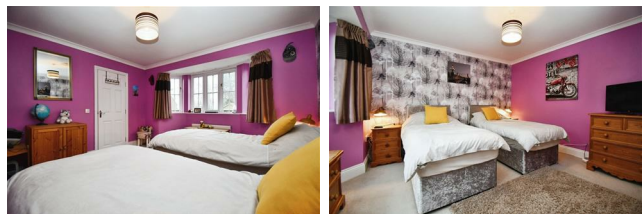
Spacious en-suite bathroom comprising tiled double shower cubicle with mains dual head shower, free standing roll top bath, Jack and Jill hand wash basins and low flush wc. Tiled flooring, half height wall tiling, chrome heated towel rail, central heating radiator, extractor fan and double glazed window to rear aspect.

Bedroom Two 9'9 x 16'7 (2.97m x 5.05m)



Double bedroom currently used as a dressing room with carpeted flooring, central heating radiator and double glazed window to rear aspect.

Bedroom Three 13'7 x 12'4 (4.14m x 3.76m)



Double bedroom with carpeted flooring, central heating radiator and double glazed bay window to front aspect.

Bedroom Four 9'9 x 12'4 (2.97m x 3.76m)



Double bedroom with carpeted flooring, central heating radiator and double glazed window to rear aspect.

Family Bathroom 9'2 x 7'10 (2.79m x 2.39m)



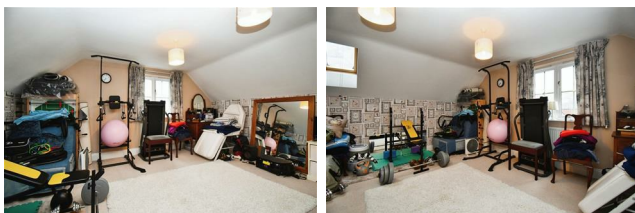
Luxurious family bathroom comprising tiled shower cubicle with mains shower, free standing roll top bath, hand wash basin, bidet and low flush wc. Tiled flooring, half height wall tiling, chrome heated towel rail, central heating radiator, extractor fan and double glazed window to side aspect.

Second Floor Landing



Stairs from first floor to second floor landing with carpeted flooring and two spacious storage cupboards.

Bedroom Five 15'10 x 16'9 max (4.83m x 5.11m max)



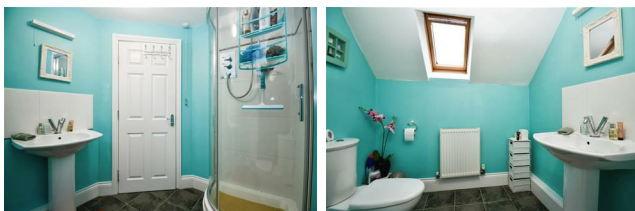
Double bedroom with carpeted flooring, central heating radiator, double glazed window to side aspect together with further "velux" style roof widow.

Bedroom Six 15'8 x 12'5 (4.78m x 3.78m)



Double bedroom with carpeted flooring, central heating radiator, double glazed window to side aspect together with further "velux" style roof widow and internal door into.....

En-suite 6'6 x 7'10 max (1.98m x 2.39m max)



Tiled shower cubicle with mains shower, hand wash basin and low flush wc. Central heating radiator, vinyl flooring and "velux" style roof widow.

Double Garage 16'11 x 16'2 (5.16m x 4.93m)
Integral double garage with twin doors, electric supply and Electric Vehicle charging with internal door into utility room.

Outside



The front of the property features a block paved driveway fronting the double garage providing ample off road parking together with a lawn extending to the side of the property offering further parking.

The spacious, non-overlooked rear garden is laid mainly to lawn with ample paved patio seating areas to the front and rear, covered veranda area and additional pergola. The garden also offers additional growing areas and a wide and varied array of plants, trees and shrubs to the mature borders whilst the summer house with electric supply currently serves as a hot-tub hut! Fencing to perimeters affords a good level of privacy and there is gate access to the sides of the property.

Tenure

The property is Freehold

Council Tax

Council Tax band F

East Riding of Yorkshire Council

EPC

EPC rating C

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 - Brick/Tile

Conservation Area - Sproatley

Flood Risk - No Risk

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

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning application exists regarding installation of gable end windows

a n d r o o f l i g h t s :

[https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?](https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?keyVal=0304750PCC&activeTab=summary)

[keyVal=0304750PCC&activeTab=summary](https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?keyVal=0304750PCC&activeTab=summary)

Whitakers Estate Agent Declaration:

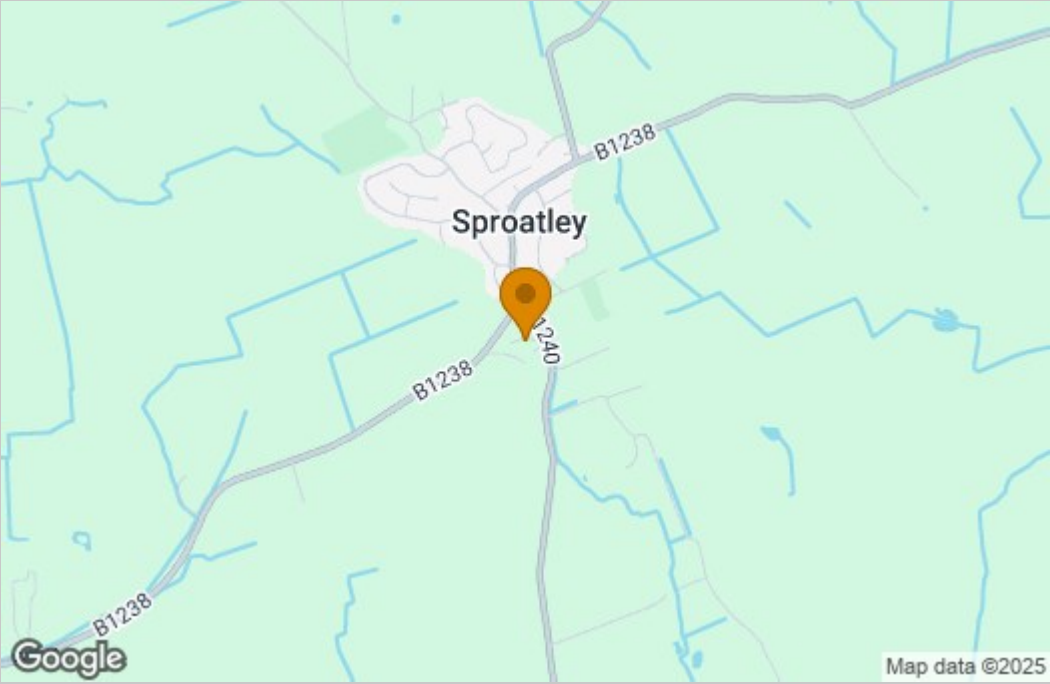
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

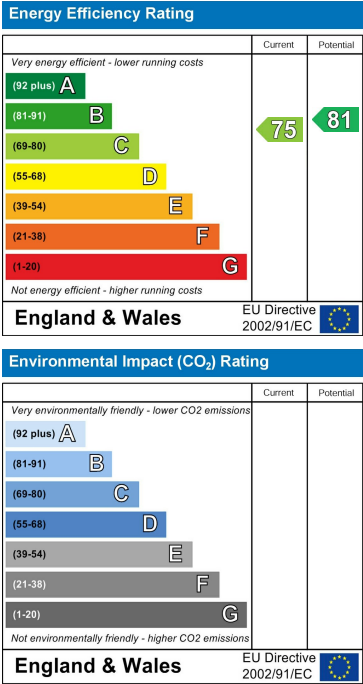


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.