

# Whitakers

Estate Agents



## 2 Nunnery Cottages, Hull, HU12 8SW

**Asking Price £285,000**

. A VERY RARELY AVAILABLE OPPORTUNITY IN THIS VERY MUCH SOUGHT AFTER VILLAGE

Situated on the cusp of the picturesque village of Lelley in the heart of Holderness, handily placed for the amenities of Hull and with easy access to the East Coast, this semi detached property represents a wonderful opportunity for the discerning purchaser and early enquiries are encouraged in order to avoid disappointment.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, utility area, ground floor wc., three bedrooms and a shower room and is beautifully presented throughout. Having oil fired central heating and double glazing. the property is set within well manicured gardens which include a stunning recreation building which is ideal for a multitude of uses and car parking amenities at both the front and rear of the property. Enjoying lovely countryside views, this property simply requires internal inspection in order to appreciate and will certainly not disappoint.



## Entrance Hall



Window to the side aspect, useful under stairs storage cupboard, tiled floor and a radiator.

Lounge 13'7" x 11'3" (4.15 x 3.45)



Plus an angled bay window to the front aspect. There is a feature fire place incorporating an attractive solid fuel burner, a tall contemporary style radiator, a tiled floor and opens to:

Dining kitchen 20'2" x 11'1" (6.15 x 3.40)



A lovely range of fitted floor and wall units with timber preparation surfaces incorporating a breakfast bar, having an inset sink unit with telescopic mixer tap. Window to the rear aspect and French Doors giving access to the rear garden, tiled flooring continues, tall contemporary style radiator, spotlights to the ceiling and integrated appliances include a five ring electric induction hob, electric oven, microwave oven and an automatic raise extractor fan within the work surface.

## Utility area



Window to the front aspect, fitted floor unit with timber preparation surface, again tiled flooring continues, a radiator, plumbing for an automatic washing machine, a built in storage cupboard and gives access to;

## Cloak Room



A dual flush low level wc and wash hand basin within a vanity unit. Ideal for the kids and guests, with a doorway to the rear garden.

Bedroom One 12'8" x 11'6" (3.87 x 3.53)



Window to the front aspect, a radiator and a built in storage cupboard.

### Bedroom Two 13'1" x 11'3" (4.00 x 3.45)



Window to the front aspect, a radiator and a built in storage cupboard

### Bedroom Three 8'4" x 8'2" (2.55 x 2.50)



Window to the front aspect, a radiator and a built in storage cupboard.

### Shower Room 6'6" x 5'4" (2.00 x 1.65)



A plumbed shower unit within a corner enclosure, dual flush low level wc and wash hand basin within a vanity unit., Tiled walls, spotlights to the ceiling and a contemporary style heated towel rail.

### Gardens



To the front of the property is a garden which is laid mainly to decorative aggregates and has a farmyard style gate for vehicular access. To the rear of the property is a garden of excellent proportion, laid mainly to lawn with a paved patio area and a large decking seating area. There is also a garden shed (3.80 x 2.20) suitable for a number of hobbies. and beyond the rear garden are open countryside views.

### Recreation Building 34'3" x 16'0" max (10.45 x 4.90 max)



An astonishing space within the rear garden lending itself to a number of uses ( given relevant permissions ). Currently used as a gym and television lounge, there is a side personnel door giving access and also French Doors with side wall to floor windows allowing lots of natural light and access to the decking seating area. Laminate flooring and an Air Conditioning unit are an added benefit and the apex roof allows plenty of storage space via a loft ladder to loft access which is partially boarded out and has a light.

### Car Parking

Additional to the aforementioned car parking amenities to the front of the property, there is vehicular access to the rear of the property and via decorative wrought iron gates to decorative aggregates, further car parking facilities are available.

### Tenure

This property is Freehold

### Council Tax

East Riding Of Yorkshire Council - Band B

### 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 under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - Vodafone, 3, O2

Broadband - Basic 15Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

#### 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

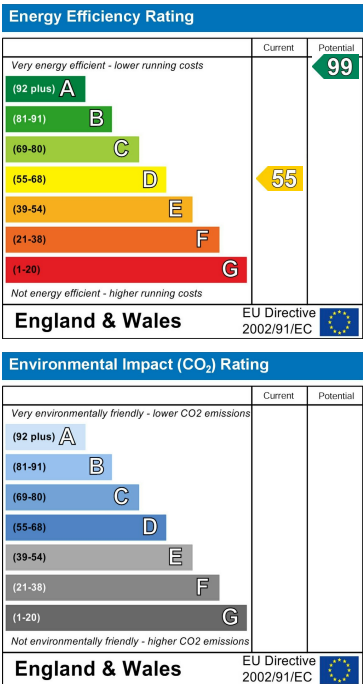


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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