

Blenkin

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CHARTERED SURVEYORS



APPLETREE COTTAGE • ARNOLD • EAST RIDING OF YORKSHIRE







## APPLETREE COTTAGE

Balk Lane, Arnold, East Riding of  
Yorkshire HU11 5HZ

*Beverley 9 miles • Drifffield 15 miles • Bridlington  
18 miles • Hull 9 miles • York 38 miles*

**Luxurious newly built detached  
property with lovely views in a  
superb East Riding village**

Entrance and staircase hall • cloakroom  
wc with shower • 2/3 reception rooms  
kitchen breakfast room • utility room

Principal bedroom suite with bathroom  
and dressing area • 2/3 further bedrooms  
house bathroom

Potential garden studio

Double garage • gardens front and rear

For Sale Freehold



Enjoying an elevated plot within an open setting at the edge of the village of Arnold, this detached property has been newly built and extended by the current owners. It is a peaceful location, that provides excellent access to the hub of Hull or the market town of Beverley. The coast is not far away. It sits in its own gardens with a generous driveway, and double garage, just a short walk from the local amenities of the village.

- Substantial property with versatile accommodation of 2187 sq ft
- Modern, high end, family house with wonderful rooms
- Surrounded by its gardens with an open outlook to front and rear
- Well-appointed with high quality fixtures and fittings throughout
- Magnificent open plan kitchen, with bi-fold doors to the rear terrace and garden
- Attached double garage block

- Downstairs bedroom suite provides versatile space
- 15 minutes' drive to the market town of Beverley and the coast

### Environs

Arnold is an appealing rural village with a traditional feel; it has a highly regarded petrol station and mini supermarket, and the usual range of village facilities, including a public house. There is excellent road access to the City of Hull, historic market town of Beverley and east coast resorts of Bridlington and Hornsea. There are local primary schools and Hymers College in Hull is accessible some twelve miles to the south.



# Appletree Cottage, Balk Lane, Arnold, East Riding of Yorkshire HU11 5HZ

Approximate Gross Internal Floor Area 2187 SQ FT / 203.19 SQ M - (Excluding Garage & Garden Studio)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

**Tenure:** Freehold

**EPC Rating:** B

**Services & Systems:** Main electricity, gas, water and private drainage. Gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** East Riding of Yorkshire [eastriding.gov.co.uk](http://eastriding.gov.co.uk)

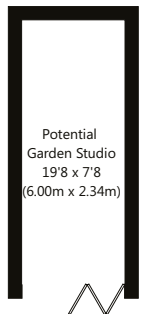
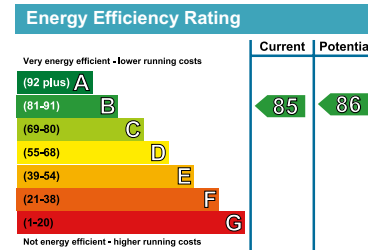
**Directions:** coming from the A164 turn onto Balk Lane and the property can be found on the right hand side as denoted by the For Sale board.



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1216 SQ FT / 112.98 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 971 SQ FT / 90.21 SQ M



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** June 2023. Brochure by wordperfectprint.com





City

Country

Coast

