



**QUICK & CLARKE**  
The Property Specialists

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: hornsea@qandc.net  
www.quickclarke.co.uk



**6 Sunny View Old School Lane, Rise HU11 5BW**  
Offers in the region of £269,950



- Escape to the Country
- Super Countryside Views
- Well Appointed Accommodation
- Three Reception Rooms
- 23ft Through Lounge
- Modern Kitchen & Bathrooms
- Generous Gardens
- Plenty of Parking
- Must be Viewed
- Energy Rating - D

## LOCATION

This property enjoys a pleasant rural setting on Old School Lane with open views over adjoining fields and is located within the pleasant village of Rise.

Rise is situated approximately 7 miles (11 km) East of the town of Beverley, 10 miles (16 km) to the city of Hull, and 5 miles (8 km) South-West of Hornsea with local amenities close by in the village of Skirlaugh. Rise has a small village nursery and a Church.

## ACCOMMODATION

The accommodation has solid fuel central heating via hot water radiators, uPVC double glazing and is arranged on two floors as follows:

## GROUND FLOOR

### ENTRANCE HALL

6'2" x 10'6" (1.88m x 3.20m)

With a uPVC front entrance door and matching side panels, ceramic tile floor covering and one central heating radiator.

### THROUGH LOUNGE

13'7" narrowing to 11'5" x 23'5" plus bay (4.14m narrowing to 3.48m x 7.14m plus bay)

Bay window to the front elevation, solid fuel stove which provides central heating along with hot water, wood grain effect laminate floor covering, ceiling cove, two central heating radiators and double French doors to:

### CONSERVATORY

9'10" x 11'1" (3.00m x 3.38m)

uPVC double glazed windows and a pitched polycarbonate covered roof incorporating a ceiling light/fan fitting, wood grain effect laminate floor covering and double French doors to the rear garden.

### DINING/SUN ROOM

12'7" x 10'8" (3.84m x 3.25m)

Engineered wooden flooring, uPVC double glazed windows to two sides providing some lovely views and a pitched polycarbonate roof.

### KITCHEN

8'2" x 12'4" (2.49m x 3.76m)

With a good range of modern fitted base and wall units incorporating high gloss fronts and quartz work surfaces with a matching drainer and inset sink, space for a Rangemaster cooker with cooker hood over, ceramic tile floor covering, lovely views over the rear garden and fields beyond and a column radiator. Open square archway to:

### INNER HALL

Ceramic tile floor covering, uPVC rear entrance door and doorway to:

### UTILITY/SHOWER ROOM

8'1" x 8'5" overall (2.46m x 2.57m overall)

Plumbing for an automatic washing machine, feature circular sink, low level w.c., shower enclosure (there is no electric shower currently fitted), ceramic tile floor covering, full height tiling to the walls, downlighting to the ceiling and one central heating radiator.

## FIRST FLOOR

### LANDING

Access hatch to the roof space and a uPVC door which leads to a large balcony with a wrought iron balustrade providing a superb seating area to enjoy the fantastic views over open countryside.

### BEDROOM 1 (FRONT)

10'7" x 11'8" deepening to 14'4" into bay (3.23m x 3.56m deepening to 4.37m into bay )

Built-in cupboard housing the hot water tank and emersion hot water heater, with storage cupboards above and one central heating radiator.

### BEDROOM 2 (REAR)

13' x 11'8" (3.96m x 3.56m)

With fantastic views over open countryside, built-in cupboards and one central heating radiator.

### BEDROOM 3 (FRONT)

9'2" x 8'4" (2.79m x 2.54m)

With a cupboard over the stairs and one central heating radiator.

### BATHROOM/W.C.

6'9" x 5'6" (2.06m x 1.68m)

With a modern suite comprising a panelled bath with shower and screen above, low level w.c., pedestal wash hand basin, part tiling to the walls, ceramic tile floor covering and a ladder towel radiator.

## OUTSIDE

The property sits in a particularly generous plot with a large parking court to the front behind a dwarf walled frontage, and a pathway leads along the side of the property providing access to the rear garden.

A large gravelled terrace adjoins the immediate rear of the property where there is a large timber built garden

shed and a concrete sectional store. Beyond this is a particularly generous, mainly lawned garden with mature trees and the garden adjoins fields to two sides and provides some fantastic countryside views. There is also another timber built garden shed, outside water tap and external lighting.

## TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## COUNCIL TAX

The Council Tax Band for this property is Band B.

NB: Please note that some of the photography contained within these particulars has been provided by the vendor and are a true representation of the property.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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