

Manor Farm, Main Street, Tunstall, Hull, HU12 0JF



## Welcome to

# Manor Farm, Main Street, Tunstall, Hull

William H. Brown are delighted to market this four-bedroom detached farmhouse cottage in Tunstall. Set on three acres with multiple outbuildings, this property offers modernisation potential and land development opportunities for further residential dwellings, subject to planning consent.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Living Room**

16' 11" max x 15' 3" max ( 5.16m max x 4.65m max )

## **Dining Room**

14' 6" max x 12' 1" max ( 4.42m max x 3.68m max )

## **Reception Room 3**

15' 10" max x 12' 4" max ( 4.83m max x 3.76m max )

#### Kitchen

28' 3" max x 15' 7" max (8.61m max x 4.75m max)

#### Conservatory

11' 9" max x 6' 7" max ( 3.58m max x 2.01m max )

### **Utility Room**

13' 6" max x 7' 1" max ( 4.11m max x 2.16m max )

## Hallway 1

15' 7" max x 6' 9" max ( 4.75m max x 2.06m max )

## Hallway 2

9' 2" max x 7' 7" max ( 2.79m max x 2.31m max )

#### Cloakroom

9' 5" max x 6' 4" max ( 2.87m max x 1.93m max )

#### **Bathroom**

14' 4" max x 9' 10" max ( 4.37m max x 3.00m max )

#### **Boiler Room**

8' 5" max x 6' 5" max ( 2.57m max x 1.96m max )

## Storage

9' 4" max x 5' 5" max ( 2.84m max x 1.65m max )

## **Storage Closet**

#### Store

32' 8" max x 14' 3" max ( 9.96m max x 4.34m max )

## Landing

#### Bedroom 1

16' max x 14' 7" max ( 4.88m max x 4.45m max )

#### Ensuite

7' 9" max x 5' 5" max ( 2.36m max x 1.65m max )

#### **Bedroom 2**

16' 11" max x 12' 5" max ( 5.16m max x 3.78m max )

#### **Bedroom 3**

10' 9" max x 9' max ( 3.28m max x 2.74m max )

#### **Bedroom 4**

15' max x 13' 5" max ( 4.57m max x 4.09m max )

**Agent's Note:** The property is grade 2 listed: please enquire for further information.

The property is situated within a conservation area: please enquire for further information.

## Welcome to

# Manor Farm, Main Street, Tunstall, Hull

- FOUR BEDROOM DETACHED FARMHOUSE
- AMPLE PARKING, GARAGE & MULTIPLE OUTBUILDINGS
- COUNCIL TAX BAND: E
- PRIVATE CORNER GARDEN, PADDOCK & PASTURE LAND
- SEA VIEWS

Tenure: Freehold EPC Rating: E

## Directions to this property:

For more information, please contact the branch on 01482 327913.

# £475,000









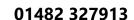
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121979



Property Ref: HDR121979 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown



HoldernessRd@williamhbrown.co.uk



358-360 Holderness Road, HULL, East Yorkshire, HU9 3DQ



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.