



**Saltshouse Road, Hull HU8 9HT**



***Welcome to***

**Saltshouse Road, Hull**

A Rare Opportunity to Transform a Period Gem - Set on an expansive private gated plot, this five-bedroom detached period property offers an incredible opportunity to create the ultimate family home.





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](http://www.focalagent.com)

### Entrance Hall

24' 4" x 6' ( 7.42m x 1.83m )

### Living Room

28' 5" x 14' 1" into bay ( 8.66m x 4.29m into bay )

### Dining Room

22' 5" x 14' 1" ( 6.83m x 4.29m )

### Kitchen-Diner

22' 5" x 18' 9" ( 6.83m x 5.71m )

### Entrance Porch

7' 6" x 6' 5" ( 2.29m x 1.96m )

### Utility Room

8' 4" x 5' ( 2.54m x 1.52m )

### Conservatory

16' 1" x 14' 1" ( 4.90m x 4.29m )

### Downstairs Bathroom

9' 4" x 5' 4" ( 2.84m x 1.63m )

### Sauna

6' 1" x 4' 8" ( 1.85m x 1.42m )

### Cellar

13' 7" max x 8' 7" max ( 4.14m max x 2.62m max )

### Garage/Workshop

14' 7" x 13' 4" ( 4.45m x 4.06m )

### Landing

### Bedroom 1

17' 2" x 14' 5" ( 5.23m x 4.39m )

### Ensuite

7' 2" max x 4' 3" max ( 2.18m max x 1.30m max )

### Bedroom 2

17' 5" x 14' ( 5.31m x 4.27m )

### Bedroom 3

14' 1" x 11' 8" ( 4.29m x 3.56m )

### Bedroom 4

14' x 11' 8" ( 4.27m x 3.56m )

### Bedroom 5

7' 5" x 6' ( 2.26m x 1.83m )

### Upstairs Bathroom

14' 1" x 5' 9" ( 4.29m x 1.75m )

### Garage

21' 9" x 17' 8" ( 6.63m x 5.38m )

### Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### Please Note:

We have been advised that there are structural issues with the conservatory and garage door, please enquire for further information.

### Outside

Externally, this property boasts ample parking, with one double garage detached at the end of the driveway, and a second garage/workshop attached to the house. The extensive lawned gardens provide a serene and private setting, perfectly surrounding the home.

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## **Saltshouse Road, Hull**

- EXCEPTIONAL 5 BEDROOM FAMILY HOME
- EXPANSIVE PRIVATE GATED PLOT WITH ONE DOUBLE GARAGE AND A SECOND GARAGE/WORKSHOP
- COUNCIL TAX BAND: E
- PERIOD PROPERTY
- RARE FIND

Tenure: Freehold EPC Rating: F

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDR121816 - 0005

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