



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**PLOT 10, HUNTERS CHASE, KILPIN, DN14 7ZB
ASKING PRICE OF £765,000**





SITUATION

From Goole take the A614 to Howden and at the roundabout adjoining the former Leightons Garage turn right sign posted Kilpin. Passover the Motorway and then take the first left turn again sign posted Kilpin. Proceed for approximately one mile and on entering Kilpin pass through the "S" bend and this small Prestigious Development will be found on the right hand side just before leaving the Village and is clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This is to consists of a stunning Detached House being situated on Hunters Chase which is a small Prestigious Development of individual dwellings being carried out by Howell Homes on the edge of the rural Hamlet of Kilpin which is located some two miles southwest of the Minster Town of Howden and is within three miles of J37 of the M62 Motorway. The Cities of Hull, York and Leeds are all within easy commuting distance and the property has very spacious Family accommodation extending over three floors and comprises:-





GROUND FLOOR

ARCHED ENTRANCE PORCH

Stone flagged floor and leading to:-

HALLWAY

Composite front door, downlighters, ceramic tiled floor and spindled staircase to the First Floor.

LIVING ROOM 15' 6" x 15' 3" (4.72m x 4.65m)

Rustic brick recessed fireplace with oak mantel housing cast iron wood burning stove on stone hearth. French doors leading to the stone patio area at the rear.



SITTING ROOM 11' 9" x 10' 3" (3.58m x 3.12m)

STUDY 10' 9" x 7' 9" (3.28m x 2.36m)

BREAKFAST KITCHEN 21' 6" x 10' 9" (6.55m x 3.28m)

Extensive range of Shaker style units comprising sink unit, base units with granite worktops and upstands, pan drawers, wall cupboards and larder unit. Built in double oven and ceramic hob. Integrated fridge, freezer, dishwasher and wine cooler. Island unit with breakfast bar. Ceramic tiled floor and French doors leading to the rear garden.



GARDEN ROOM 13' 9" x 12' 0" (4.19m x 3.66m)

Vaulted ceiling with feature window to the gable. Ceramic tiled floor and French doors leading to the stone patio area at the side.

UTILITY ROOM 10' 9" x 6' 0" (3.28m x 1.83m)

Range of Shaker style units comprising sink unit, base units with Granite worktops and upstands, and drawers. Plumbing for auto washer and UPVC door to side.

CLOAKROOM

White contemporary suite comprising low flush WC with concealed cistern and vanity washbasin with tiled splash back. Downlighters and ceramic tiled floor.



FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing are:-

FRONT BEDROOM 19' 6" x 12' 0" (5.94m x 3.66m)

Radiator and leading to:-



ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, downlighters and porcelain tiled walls and floor.

FRONT BEDROOM 16' 3" x 11' 9" (4.95m x 3.58m)

Radiator and leading to:-

ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, downlighters and porcelain tiled walls and floor.



REAR BEDROOM 11' 6" x 10' 3" (3.51m x 3.12m)

Radiator.

REAR BEDROOM 12' 0" x 9' 9" (3.66m x 2.97m)

Radiator.

HOUSE BATHROOM

White contemporary suite comprising P Shaped bath, large vanity washbasin and low flush WC. Shower over bath with twin shower heads and side screen. Heated towel rail and porcelain tiled walls and floor.



SECOND FLOOR

LANDING

This is approached via the spindled staircase from the First Floor Landing and opening from the Second Floor Landing are:-

REAR BEDROOM 20' 3" x 11' 6" (6.17m x 3.51m)

Cottage style window to rear, radiator and leading to:-

ENSUITE BATHROOM

White contemporary suite comprising panelled in bath, having shower attachment, vanity washbasin and low flush WC. Heated towel rail and porcelain tiled walls and floor.

REAR BEDROOM 19' 3" x 12' 0" (5.87m x 3.66m)

Cottage style window to rear, radiator and leading to:-

ENSUITE SHOWER ROOM

White contemporary suite comprising shower cubicle with twin shower heads, vanity washbasin and low flush WC. Heated towel rail, Velux roof light, downlighters and porcelain tiled walls and floor.





TO THE OUTSIDE

Brick and tiled DOUBLE GARAGE 22' x 22' with electric roller door to front together with blocked paved driveway providing additional parking.

The property has a large garden to the rear and enjoys open views over adjoining farmland.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a Yorkshire Water maintained sewage treatment plant. The property has ground source heating with under-floor heating to the ground floor and radiators to the first and second floors. All windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

ENERGY PERFORMANCE GRAPH

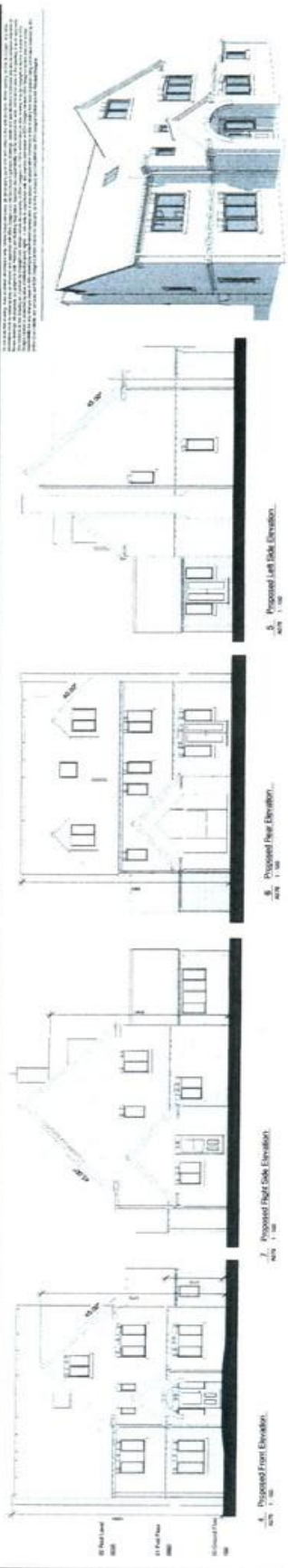
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PLOT 10 WITH ORANGERY
AND UTILITY ROOM
EXTENSION**



1. Proposed Front Elevation
Scale: 1:50

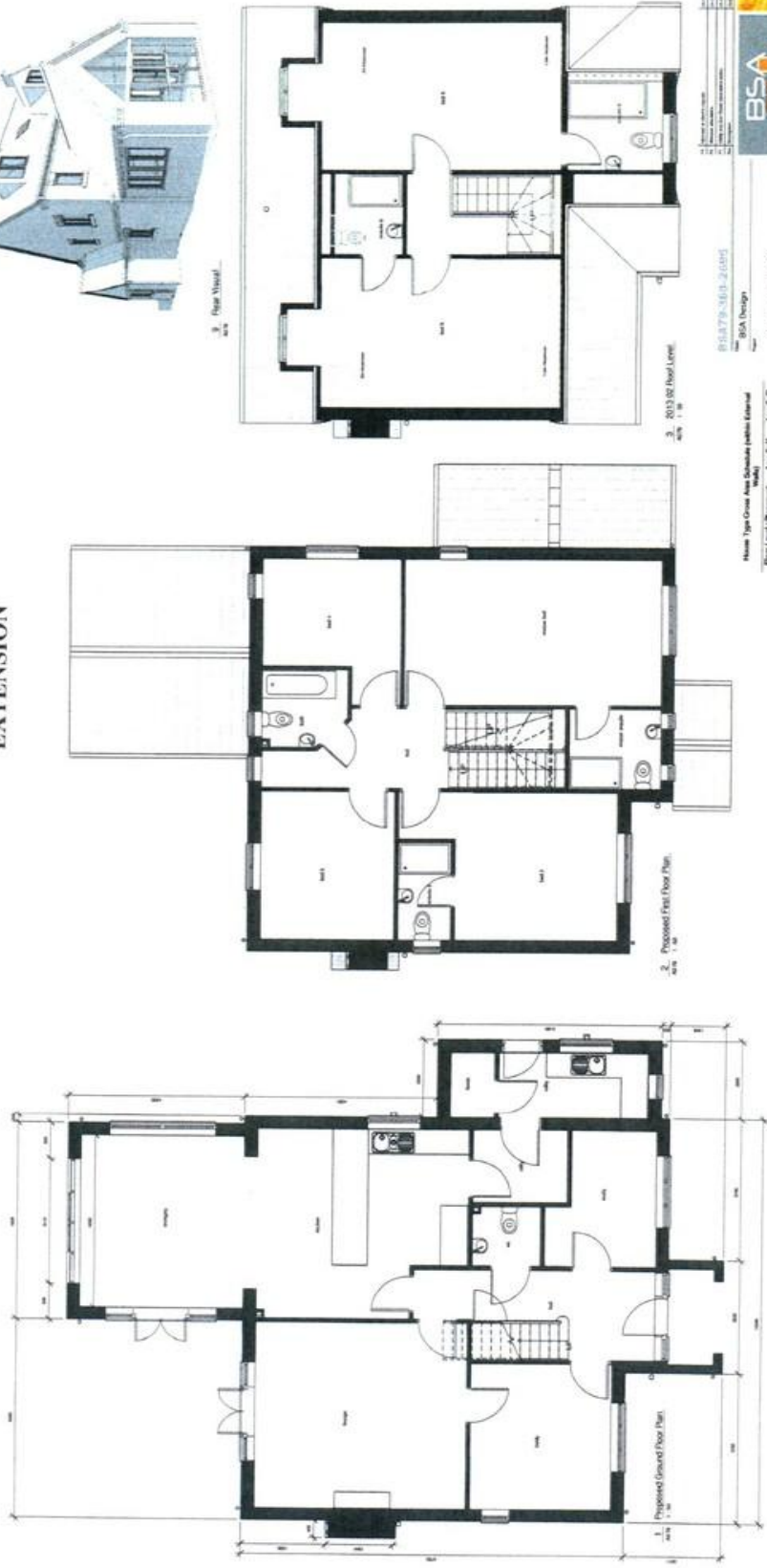
2. Proposed Right Side Elevation
Scale: 1:50

3. Proposed Rear Elevation
Scale: 1:50

4. Proposed Left Side Elevation
Scale: 1:50



5. 3D Perspective View
Scale: 1:50



1. Proposed Ground Floor Plan
Scale: 1:50

2. Proposed First Floor Plan
Scale: 1:50

3. Proposed Second Floor Level
Scale: 1:50

BSA
Building Services Agency

Plot 10, 4 Belgravia, London W1G 8JF

Project No: BS/20/0266-51895

Client: BS/20/0266-51895

Project Name: Plot 10, 4 Belgravia, London W1G 8JF

Floor Level / Placement	Area (sqm)	Area (sqft)
Plot 10, 1F	82.67	889.0
Plot 10, 2F	108.80	1167.0
Plot 10, 3F	225.40	2429.0
Ground Floor	225.40	2429.0

Home Type: Cross Area Schedule (partial) External

BSA Design

Home Type: BSA 7/9

BSA 7/9 - 02/19