



Windy Gap Main Road, Wyton, Hull, East Yorkshire, HU11 4DJ

LEONARDS

SINCE 1884

- Standing on a plot of approx. 1.24 acre
- Conservatory and Two Sitting Rooms
- Large Kitchen and Utility Room
- Viewing by appt only with Leonards

- Substantial Four Bedroom Detached House
- Snug and Home Office Space
- Extensive Gardens with Double Garage

- Lounge with Separate Dining Room
- Dressing Room and Two Bathrooms
- Generous Parking Area with Useful Outbuilding

A rare opportunity to purchase a substantial detached family residence with extensive gardens which extend to approx. 1.24 acre. Located on the outskirts of the village, between Wyton and Sproatley can be found this super family home. An early viewing is essential to fully appreciate all that is provided by this individual home. The accommodation briefly comprises:- Side entrance, cloakroom, utility room, kitchen with Aga cooking range, rear sitting room, inner hall with snug, front sitting room, dining room, lounge with access to the conservatory. On the first floor can be found the four bedrooms, en suite dressing room and bathroom along with the main family bathroom. The gardens are laid mainly to lawn with a generous parking area, double garage and large outbuilding which is suitable for a variety of uses. Not to be missed, call Leonards to arrange your viewing appointment please.

Offers In The Region Of £575,000



Location

Wyton is a popular Hamlet a short distance from Hulls north eastern boundary. The nearby village of Sproatley offers a primary school, public houses and village store with secondary education in the nearby village of Preston, a number of public schools being available within the city of Hull and an Asda supermarket in the nearby village of Bilton.

Side Entrance

Side entrance door provides access into the property. Work surface with cupboards, tiling to the walls and window to the side elevation.

Cloakroom WC

4'11" x 4'11" (1.503m x 1.502m)

Suite of WC and wash hand basin. Window to the side elevation, tiling to the walls and floor and radiator.

Utility Room

8'7" x 8'4" (2.626m x 2.560m)

Containing a range of white high gloss finish base and wall units with contrasting work surfaces over which incorporate the sink unit. Windows to the side and rear elevations, space for washing machine and tiling to the walls and floor.

Breakfast Kitchen

20'5" x 15'1" (6.225m x 4.605m)

Fitted with a extensive range of base and wall units in a high gloss white finish with contrasting work surfaces over. Two sink units, one of which is in the central island unit. Electric oven and hob and Aga cooking range. Space for dishwasher and American style fridge/freezer. Two windows to the front elevation and tiling to the walls and floor.

Rear Sitting Room

14'11" x 8'5" (4.566m x 2.578m)

Overlooking the rear with French doors, wooden effect flooring and radiator.

Inner Hallway

With stairs leading off to the first floor accommodation, under stairs cupboard and access to additional ground floor rooms off.

Front Entrance

Main front entrance door provides access into the porch. Inner door leads into the hallway area.

Snug

10'2" to cb x 10'10" (3.122m to cb x 3.314m)

With a part carpeted and wood block style flooring, this cosy area has an open fire provision with wooden fire surround and display cupboards and drawers to either side. Part panelled walls and access into:

Rear Facing Office

10'9" x 9'0" (3.289m x 2.750m)

Window to the rear elevation, radiator and wooden effect flooring.

Front Sitting Room

11'8" x 8'9" (3.563m x 2.670m)

Window to the front elevation, radiator and wooden effect flooring.

Dining Room

11'10" narrows to 10'11" x 14'6" (3.625m narrows to 3.342m x 4.445m)

Windows to the side and rear elevation and two radiators.

Lounge

19'1" x 23'4" (5.824m x 7.136m)

A spacious room with open fire provision, windows to the front and rear elevations, Three radiators and French doors leading into:



Conservatory

16'1" x 23'7" (4.915m x 7.204m)

Overlooking the front, side and rear gardens with French doors to the outside. Wall mounted air con unit.

First Floor Landing

Main landing area with windows to the front elevation, two radiators, access to roof void and doors to all rooms off.

Master Bedroom One

14'7" x 14'4" (4.457m x 4.371m)

Windows to the front and side elevations, radiator, wooden effect flooring and providing access into:

Dressing Room

9'5" to wardrobes x 9'5" (2.893m to wardrobes x 2.893m)

French doors to the rear, range of wardrobes with dressing table unit. Wooden effect flooring and providing access into:

En Suite Bathroom

12'1" x 8'4" + wc area (3.688m x 2.546m + wc area)

Fitted with a four piece suite of step in spa style bath with mixer tap, double shower cubicle, wash hand basin and hi flush WC. Towel rail radiator, tiling to the walls and window to the rear elevation. In the WC area can be found the airing cupboard with tank.

Bedroom Two

11'8" x 10'9" (3.568m x 3.297m)

Window to the rear elevation, radiator and wooden effect flooring.

Bedroom Three

11'8" x 13'9" max sizes (3.581m x 4.208m max sizes)

A double aspect room with windows to the side and rear elevations, radiator wardrobes and wooden effect flooring.

Bedroom Four

11'8" x 9'6" to back of wardrobes (3.568m x 2.908m to back of wardrobes)

Windows to the front elevation and side elevations, radiator and wooden effect elevation.

Family Bathroom

7'10" x 10'2" (2.394m x 3.113m)

Fitted with four piece suite of corner bath with mains shower attachment to the mixer taps, vanity unit with wash hand basin and WC. Step in shower cubicle, tiling to the walls and floor.

Outside

One of the real attractions of this property is the extensive garden plot. Standing in grounds of approx. 1.24 acre (taken from the land registry - title number HS 220993) there are lawned gardens predominately to the front/side of the property. A generous parking area provides off road parking and access to the detached sectional double garage and large outbuilding/glamping unit. This former electrical substation has been transformed to provide additional space which has been fitted out for entertaining guests. The grounds have former sty's which now provide store areas, garden patio and extensive plants, bushes and shrubs. In the grounds there are electric pylons, we have been advised that these are subject to permitted access for the electric board and would recommend that prospective purchasers seek clarification of this from the conveyancing solicitors on receipt of the deeds.

Double Garage

20'0" x 21'9" (6.121m x 6.638m)

With two up and over doors, side pedestrian access door.



Outbuilding

18'3" x 21'7" + front section (5.568m x 6.590m + front section)

A fabulous area which has been transformed with fitted kitchen units and work surfaces which incorporate a single drainer sink unit and drinks cooler, Access is via a rear entrance door, there are high level windows and tiled walls and flooring. This area currently houses a Sauna and 6-8 seater Jacuzzi (both of these are available to purchase by separate negotiation). Off the room there is separate WC with basin and wet room area. There is also a ceiling mounted air con unit.

Energy Performance Certificate

The current energy rating on the property is C (75).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number SPR020074000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referrals Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

Services

The mains services of water and electric are connected. Heating is via an oil fired central heating boiler, there are some solar water heating panels to the roof and drainage is not connected to the public sewerage system.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777









Windy Gap, Main Road, Wyton

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REFERRAL FEES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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