



**Merula Lodge New Ellerby, Hull, East Yorkshire, HU11 5AP**

**LEONARDS**

SINCE 1884

- Super Countryside Location
- Versatile Accommodation of around 158 sq meters
- Breakfast Kitchen with Utility Room off
- Gardens with Wildlife/Duck Pond and Generous Parking Area
- Overall Plot of approx. 0.76 acres
- Spacious Dining Hallway
- Ground and First Floor Bedrooms
- Viewing Highly Recommended
- L Shaped Lounge
- Ground Floor Bathroom and First Floor Shower Room

An individual detached property, occupying a delightful position on the edge of this East Riding of Yorkshire village in an area known as Holderness. Located approx. 12 miles from Hull City Centre and around 7 miles from Hornsea. Standing in grounds of approx. 0.76 acres (taken from the land registry) the property offers well proportioned and versatile living space with accommodation comprising:- Dining Hallway, Breakfast Kitchen with Utility Room off, L Shaped Lounge, Ground Floor Master Bedroom One, Ground Floor Bathroom, Sep WC, Bedroom Three, First Floor Balconied Landing, Bedroom Two, Office Area, Shower Room and Potential Additional Accommodation which could be a Fourth Bedroom with plumbing and electrics already installed (currently a storage area). Extensive gardens with parking area and wildlife/duck pond. Viewing strictly by appointment with Leonards please.

## Offers In The Region Of £450,000



### Location

This fantastic property enjoys a choice position towards the outskirts of this East Riding of Yorkshire village that has an appealing rural environment, but convenient for commuting to Hull, Beverley and the East Coast. The property also commands great views over the delightful gardens to the front.

### Entrance

Enter via the covered front veranda with a main entrance door leading into the property.

### Dining Hallway

12'8" x 12'5" (3.873m x 3.804m)

A light and airy room with sliding patio doors to the front elevation, vaulted ceiling with first floor balcony overlooking the front elevation, stairs lead off to the first floor accommodation, radiator and useful built in storage cupboard. Access doors to all ground floor rooms off.

### Breakfast Kitchen

16'0" x 9'9" (4.887m x 2.988m)

Fitted with a range of base and wall units, contrasting work surfaces incorporate a single drainer sink unit with mixer tap. Appliances of gas hob with electric double oven and extractor with space for a dishwasher. Window, radiator, part tiled walls and tiled flooring.

### Utility Room

11'1" x 7'1" (3.396m x 2.162m)

Base unit with single drainer sink unit, space for free standing appliances and oil fired central heating boiler. Tiled flooring and window.

### L Shaped Lounge

12'7" x 25'11" + 7'1" x 9'1" (3.854m x 7.916m + 2.167m x 2.779m)

A well proportioned triple aspect room with windows to the side and rear elevations along with patio doors to the front and side. Feature fire surround with multi fuel stove burner and three radiators.

### Inner Hallway

With access to bedrooms and bathroom/wc off.

### Ground Floor Bedroom One

12'11" x 12'6" (3.955m x 3.816m)

Containing a range of fitted wardrobes with top cupboards over the bed recess. Window, radiator and walk in cupboard off with hanging rail.

### Ground Floor Bathroom with Shower

6'1" x 9'4" (1.859m x 2.862m)

Fitted with a suite of corner spa type bath with mixer tap and hand shower attachment, twin wash basins set into a vanity unit with cupboards beneath and mirror over. Recessed step in shower with mains plumbed shower. Tiling to the walls, radiator and extractor fan.



**Separate WC**

Suite of wc, wash hand basin, radiator, window and extractor fan.

**Ground Floor Bedroom Three**

9'8" x 15'8" (2.964m x 4.800m)

Currently used as an office with windows to the side and rear elevations and radiator.

**First Floor****Landing Balcony**

With two roof light windows, radiator and access to all rooms off.

**Bedroom Two**

12'7" x 13'3" to wardrobes (3.842m x 4.058m to wardrobes)

Dormer window to the front elevation, range of wardrobes with dressing table. Radiator and access to roof void.

**Shower Room**

5'7" + shower x 4'9" (1.719m + shower x 1.454m)

Step in shower cubicle with Mira shower unit, wash hand basin and WC. Tiling to the walls, radiator and window.

**Office Area**

6'3" x 5'5" (1.921m x 1.672m)

With roof light window, sloping ceiling profile and radiator.

**Potential Bedroom Conversion**

16'2" x 14'4" (4.951m x 4.376m)

Currently used as a storage area, however subject to the required conversion works this area has the potential to be an additional bedroom space.

**Outside**

Undoubtably one of the main and most special features of the property has to be the lovely location. Hidden away from the main road, approached via a stoned driveway to the gardens, parking area and property. Standing in grounds of approx. 0.76 acres (taken from the land registry - title number YEA49519). The extensive established gardens are laid mainly to lawn with an array of mature trees, wildlife pond and hedging. There is a generous stoned parking area which provides ample space for vehicles and potential for the construction of a garage(s). A patio area is located directly in front of the property providing views over the gardens and wildlife/duck pond.

**Energy Performance Certificate**

The current energy rating on the property is E (40).



### **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 E for Council Tax purposes. Local Authority Reference Number ELB031802060 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Services**

The mains services of gas, water and electric are connected.

### **Tenure**

The tenure of this property is Freehold.

### **Viewings**

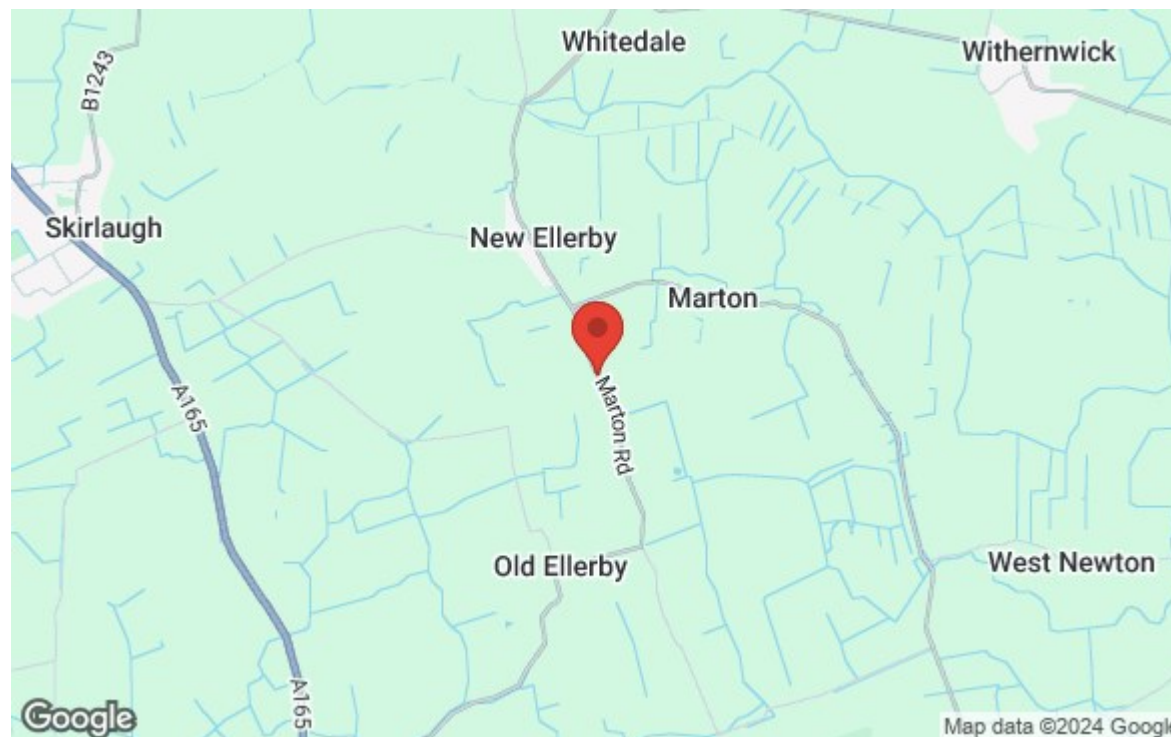
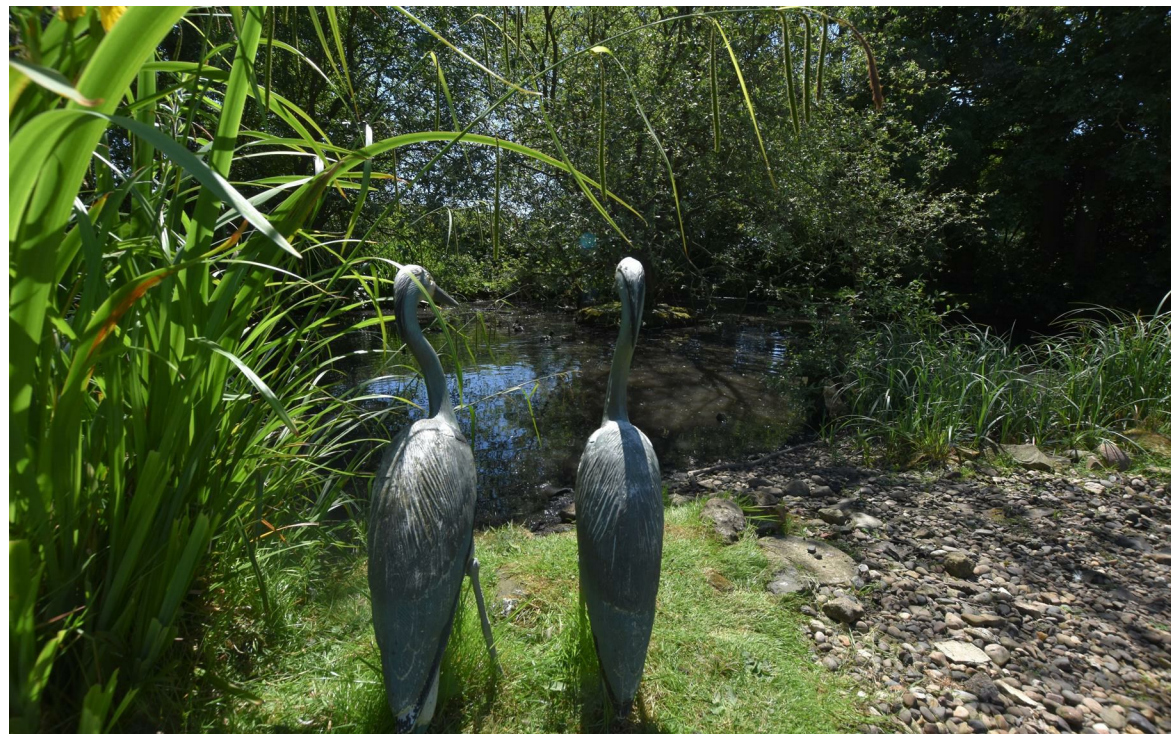
Strictly through the sole agents Leonards 01482 375212/01482 330777

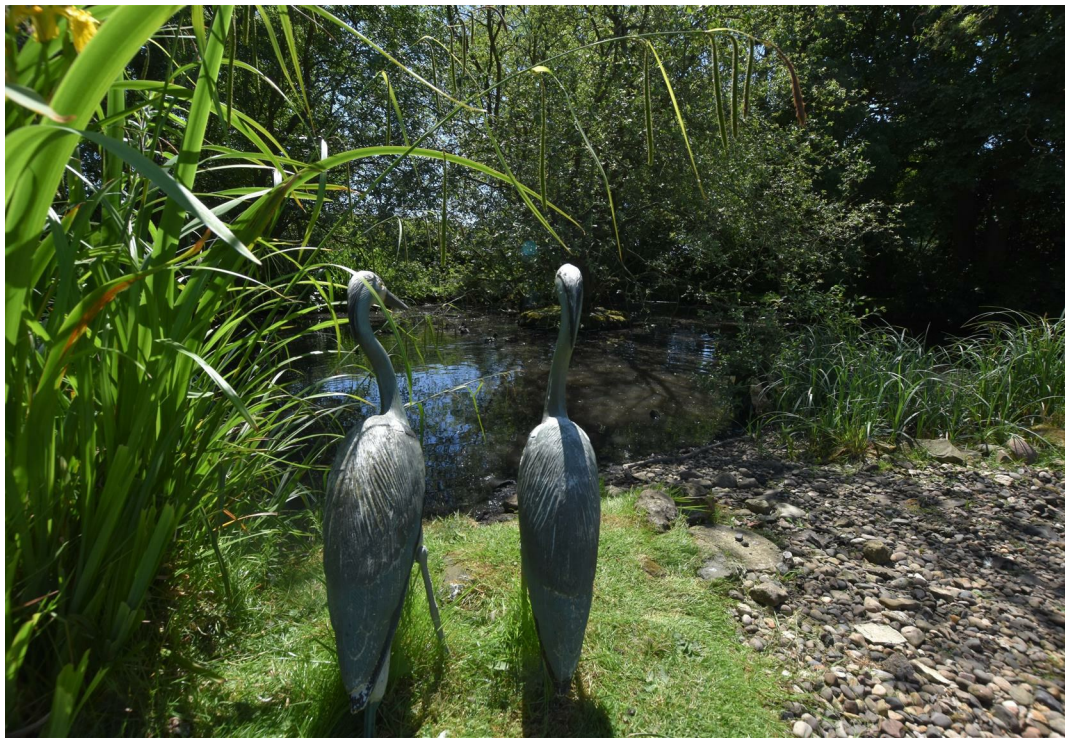
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### **Free Sales Market Appraisal/Valuation**

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.

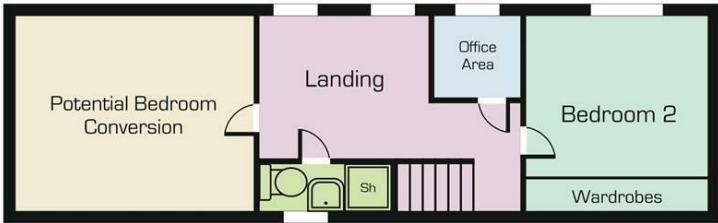




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THIS FLOORPLAN IS NOT TO SCALE



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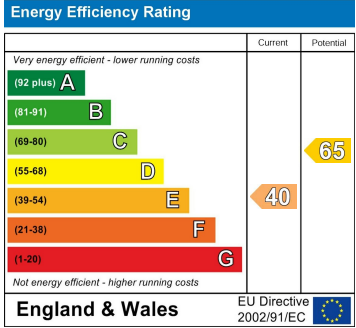


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