



3-4 White House Farm Cottages Village Road, Sunk Island, Hull,

- Fabulous Detached Farmhouse Style Cottage
- Rural Location with Distant Countryside Views
- Formerly Two Cottages now providing an Ideally Family Home
- Farmhouse Style Kitchen with Room Heater and Stanley Range
- Three First Floor Bedrooms with Dressing Room and Bathroom
- Well Presented Accommodation Full of Character and Charm
- Generous Garden Plot with Useful Outbuildings
- Hall with Walk in Pantry and Stairs off
- Sitting Room and Playroom with Ground Floor Bathroom/Shower
- Gardens with Garages and Home Garden Office

Offers In The Region Of £400,000



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3-4 White House Farm Cottages Village Road, Sunk Island, Hull,

Formerly two cottages and now converted to form a single detached family house. This fantastic home offers character, charm and space with added benefit of a generous garden plot with two garages (one of which has been used as a workshop), home garden office and off road parking for several vehicles. Highly recommended for both internal and external inspections to fully appreciate this delightful home and rural lifestyle location. Entering via the main front door into the property there is a pantry, second stairway to the first floor main bedroom suite. The farmhouse style dining kitchen enjoys warmth from the multi room heater and Stanley oil fired cooking/heating range. The cosy sitting room also benefits from a multi fuel room heater and provides access into play room. From here you have a second stairway leading to first floor and access into the ground floor bathroom. On the first floor can be found the three bedrooms along with a en suite bathroom and dressing room accessible from the main bedroom one. The property has an oil fired central heating system and part double glazing. Viewing via Leonards please.

Location

Located in the rural setting of Sunk Island, which stands approx 17 miles east of Hull City Centre with access from Hedon Road (A1033). Travelling past Hedon, through Thorngumbald and Keyingham. Turn right once you enter Ottrigham onto Sunk Island Road. Continue along passing Stone Creek Road/East Bank Road, taking the next right hand turn onto Village Road. The property is located on the left hand side. Local amenities are available within the neighbouring villages of Keyingham and Thorngumbald. The historic town of Hedon provides additional facilities including a Sainsburys supermarket.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. There are useful shelves/storage, access into the ground floor rooms off, tiled flooring and access to the stairs which lead to Bedroom One.

Walk in Pantry

7'9" x 5'10" (2.364m x 1.782m)

With shelving, space for upright fridge/freezer and tiled flooring.

Farmhouse Style Dining Kitchen

14'9" x 21'0" (4.497m x 6.417m)

An area full of character and charm with a multi fuel room heater set in a brick faced inglenook style fire surround which extends to the Stanley oil fired cooking/heating range, feature beams with exposed decorative timbers and tiled flooring. Range of base units with work surfaces over which incorporate the Belfast style deep glazed sink unit with mixer tap. Space for slimline dishwasher and fitted shelving. Windows to the front and side elevations and radiator. Access into the Entrance Hall and Rear Porch.

Rear Entrance Porch

With entrance door to the garden, windows to the side end rear elevations and internal access door to the dining kitchen.

Sitting Room

14'11" max x 11'9" (4.554m max x 3.605m)

A lovely "cosy room" with multi fuel room heater set in a feature fire surround with raised tiled hearth and decorative tiled insets. Feature beams with exposed decorative timbers, part panelled walls, wooden flooring, window to the rear elevation. Feature curved timber door set into the brick faced feature wall. Internal door to the garden room (not in use) and access into:

Play Room

8'4" x 9'7" + 3'7" x 4'6" (2.565m x 2.935m + 1.097m x 1.384m)

With two windows to the front elevation, radiator and second staircase leading off the first floor accommodation.

Ground Floor Bathroom with Shower

12'0" max into shower x 7'9" (3.660m max into shower x 2.371m)

Fitted with a four piece suite of roll top bath, wash hand basin, WC and shower area with mains plumbed shower. Part tiled walls, tiled flooring, towel rail radiator and laundry cupboard with plumbing for washing machine.

First Floor

Bedroom One

12'10" to chimney breast x 11'3" (3.922m to chimney breast x 3.446m)

A double aspect room with windows to the front and side elevations with feature shutters, feature beamed ceiling and part panelled walls. Stairs lead down to Entrance Hall.

En Suite Bathroom

7'2" x 8'6" (2.201m x 2.592m)

Suite of roll top bath, wash hand basin and WC. Towel rail radiator, window to the rear elevation, tiled flooring and part panelled walls.

Dressing Room

7'2" to back of shelves x 8'6" (2.194m to back of shelves x 2.611m)

Window to the rear elevation, radiator, shelving and concealed hot water tank.

Bedroom Two

14'8" x 8'3" (4.486m x 2.524m)

Two windows to the rear elevation, part panelled walls and feature beams.

Bedroom Three

10'7" + alcove area x 8'4" (3.230m + alcove area x 2.559m)

Window to the front elevation, radiator and alcove.



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Outside

The property occupies a generous garden plot and has a small front garden area with two drives/parking areas to both sides of the property. There is off road parking for several vehicles and access to both of the garages. The pleasant rear garden is laid to lawn with established areas, bushes and shrubs. There is a feature pond with decking area, potential vegetable plot area, garden shed/store, wood store, greenhouses and barbecue area.

Garage Workshop

12'7" x 24'1" (3.841m x 7.361m)

Suitable for a variety of uses, this space is presently being used as a workshop area with benches, light, power, windows, side entrance door and front access door.

Additional Garage

13'2" x 22'4" (4.023m x 6.828m)

With front access doors, window to the rear and light and power provided.

Garden Room

5'7" x 9'1" (1.702m x 2.793m)

Located at the rear of the Sitting Room with an internal access door (which is not in use). Access doors and windows.

Garden Office

12'3" x 9'8" includes wc (3.756m x 2.967m includes wc)

Currently used as a garden office, this rather useful space has been designed to allow a separate working space from the main dwelling house. There are two windows overlooking the rear garden and fields beyond. Worktop with sink unit with hot and cold supply (hot water is via a independent water heater). WC off with basin and window to the front elevation.

Energy Performance Certificate

The current energy rating on the property is E (48).

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 C for Council Tax purposes. Local Authority Reference Number SUI034861074. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water and electric are connected. Heating is via the oil fired Stanley range. Drainage is via a shared septic tank which does not comply with the Septic Tank Regulations 2020.

Tenure

The tenure of this property is Freehold. The property has two separate titles registered, originally it was two cottages which have been converted into one dwelling.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

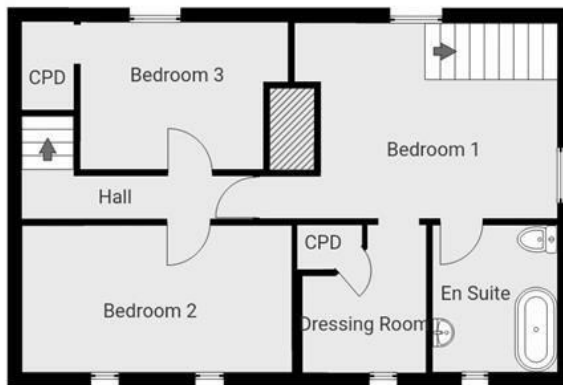
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(39-54) E	48	
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