



Larkrise Cottage Westfield Lane, Fitling, Hull, HU12 9AH

- Ideal For The Equine Enthusiast
- Entrance Lobby with access to Lounge
- Ground Floor Bathroom
- Three Bedrooms (two with wardrobes)
- Timber Stable on Concrete Base
- Fabulous Country Cottage with Stable
- Modern Kitchen with Stairs off
- First Floor with Shower Wet Room
- Gardens with Ample Parking, Garage and Useful Garden Room
- Rarely Available and Must Be Viewed

Offers In The Region Of £225,000



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Larkrise Cottage Westfield Lane, Fitling, Hull, HU12 9AH

Enjoy the country lifestyle and occupy this fabulous semi detached cottage style home. Highly recommended for both internal and external inspections to fully appreciate the charm and potential provided by this super property. A real feature is undoubtedly the timber built STABLE which is divided to form a well proportioned main stable and smaller secondary stable/store. The property accommodation comprises:- Entrance lobby, lounge, kitchen, ground floor bathroom, rear porch, first floor landing, shower wet room and three bedrooms. Externally there are garden areas to the front and rear with ample off road parking and a garage. A useful addition is the garden room which could be used as a home office etc. Oil fired central heating system and double glazing. Viewing via Leonards please.

Location

The property is located on Westfield Lane within the small hamlet of Fitling in Holderness and situated approximately 8 miles due east of Hull City and approximately 7 miles north west of Withernsea. The village includes a number of houses and farmsteads, principally straddling Humbleton Road between the village of Humbleton and Garton to the east.

Entrance Lobby

Main front entrance door provides access into the lobby area, window to the side elevation and internal access door leads into:

Lounge

14'0" x 13'1" (4.278m x 4.005m)

Window to the front elevation, radiator, under stairs cloaks cupboard with window to the side elevation and housing the oil fired central heating boiler.

Kitchen

10'8" x 8'5" (3.260m x 2.572m)

Fitted with a modern range of base and wall units with contrasting work surfaces over which incorporate a single drainer ceramic sink unit with mixer tap and extending to form a small breakfast bar area. Space for range style cooker (available to purchase by separate arrangement). Appliances of dishwasher and fridge with small freezer compartment. Window to the rear elevation with rear entrance door to the porch. Stairs lead off to the first floor accommodation, towel rail radiator, tiled flooring and part tiled walls.

Ground Floor Bathroom

6'8" x 5'2" (2.056m x 1.596m)

Fitted with a white three piece suite of bath with telephone style mixer tap with hand shower attachment, wash hand basin and WC. Window to the side elevation, towel rail radiator, tiled flooring and part tiled walls.

Rear Porch

7'11" x 5'7" (2.425m x 1.704m)

Work surface with space beneath with washing machine and tumble dryer. Tiled flooring, windows and rear entrance door.

First Floor Landing

Window to the side elevation, ladder access to roof space with boarding and light. Access from the landing to all rooms off.

Bedroom One

8'9" x 13'0" (2.688m x 3.983m)

Window to the front elevation, radiator and range of wardrobes.

Bedroom Two

10'11" x 8'6" (3.331m x 2.592m)

Window to the rear elevation, radiator and wardrobe.

Bedroom Three

9'0" max x 6'9" extends to 9'11" (2.754m max x 2.078m extends to 3.035m)

Window to the front elevation and radiator.

Shower Wet Room

4'0" x 5'10" (1.226m x 1.802m)

Suite of electric shower unit, with screen, wash hand basin and WC. Extractor fan, inset ceiling lights, towel rail radiator and tiling to the walls.

Outside

The property occupies a pleasant garden plot of approx. 0.17 acres (taken from the land registry - title number YEA23921). The front has a fenced and hedged boundary with gated access via the stoned driveway to the parking area and garage. The front has a small lawn area with boarders. Beyond the garage is the timber stable which is divided to form a well proportioned stable and smaller stable/store. Standing on a concrete base this provides a fantastic opportunity for the equine enthusiast. The rear garden itself is mainly laid to lawn with established bushes, trees and shrubs. A patio area adjoins the rear of the garden room.



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Paddock Land

The current occupants rent nearby paddock land from a local land owner. They have advised that the land owner will consider the possibility of the new owner/s of Larkrise Cottage taking over the paddock, subject to the land owners meeting and agreements being approved by the land owner.

Stable

4'3" x 16'9" x 10'2" x 17'9" (1.300m x 5.112m x 3.103m x 5.429m)

Timber built stable which is divided into two sections with a well proportioned main stable and a small stable/store.

Garden Room

11'4" x 11'2" overall size (3.461m x 3.426m overall size)

Suited for a variety of uses, one of which could be a home office. There is a window to the front elevation and French door to the rear, wooden effect flooring and separate WC off with windows.

Garage

10'3" x 17'10" (3.140m x 5.459m)

With up and over door, side window and personal access door. Light and power available.

Energy Performance Certificate

The current energy rating on the property is D (57).

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 B for Council Tax purposes. Local Authority Reference Number EAG031720040. 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. Central heating is provided by the oil fired central heating boiler. We have been advised that drainage is to a cesspit. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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 your agency agreement for any early termination costs or charges which may apply.



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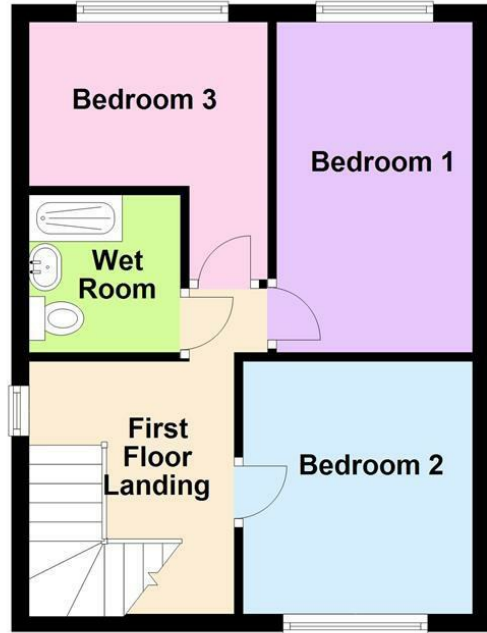
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Ground Floor



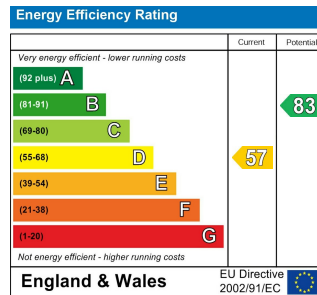
First Floor



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

Lark Rise Cottage, Westfield Lane, Fitting



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