

# LEONARDS

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## 5 Main Street, Coniston, Hull, HU11 4JR

- Well Presented Detached Family House
- This Charming Property is a Real Must See
- Well Proportioned Kitchen plus Ground Floor Cloakroom Shower
- Corner Plot Position with Rear Off Road Parking Space
- Pleasant Rear Garden with Patio Area and Small Pond
- Formerly The Village Post Office
- Two Reception Rooms plus Study Snug
- Three Bedrooms and a Family Bathroom
- Generous Size Garage with Loft Area
- Gas Fired Central Heating System and Double Glazing

**Offers In The Region Of £290,000**



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# 5 Main Street, Coniston, Hull, HU11 4JR

Nestled on the charming Main Street in Coniston, Hull, this delightful cottage style detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed living spaces are filled with natural light, creating a warm and inviting atmosphere.

The house boasts three bedrooms, providing ample space for family living or accommodating guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property features a family bathroom along with a ground floor shower room, designed with both style and functionality in mind, catering to the needs of a busy household.

For those with vehicles, the property includes an off road parking space and a generous sized garage, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

This home on Main Street is not just a property; it is a place where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for anyone looking to settle in the picturesque village of Coniston. Do not miss the chance to make this charming house your new home.

## Location

Located in the semi rural village of Coniston, located near the Blacksmiths Arms public house. Coniston is accessed from the A165 Northfield Road which gives access to the nearby villages of Bilton and Skirlaugh which provide some local facilities including an Asda supermarket in Bilton. A wider range of amenities are available along Holderness Road.

## Entrance Lobby

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Access into ground floor rooms off.

## Sitting Room

15'6" to back of cb x 14'6" (4.740m to back of cb x 4.443m)

Feature inset fire place with log burner, radiator, beamed effect ceiling, windows to the front and side elevations. Feature arch provides access into:

## Study Snug

8'10" x 6'9" (2.696m x 2.072m)

French doors to the rear elevation.

## Dining Room

15'6" max x 14'2" (4.735m max x 4.328m)

Window to the front elevation, radiator, under stairs cupboard and beamed effect ceiling.

## Kitchen

15'11" x 9'9" (4.861m x 2.982m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Part tiled walls, tiled flooring and sloping ceiling profile. Appliances of electric oven and hob with hood over. Space for washing machine, dishwasher and fridge/freezer. Window to the side elevation and roof light window.

## Rear Lobby

Rear stable door, tiled flooring and access into:

## Ground Floor Cloakroom Shower

3'3" x 6'7" (1.004m x 2.022m)

Shower cubicle, wash hand basin and WC. Sloping ceiling profile, tiling to the walls and floor. Extractor fan and towel rail type radiator.

## First Floor Landing

Access to roof void, sloping ceiling profile, roof light window. Access into the first floor rooms off.

## Bedroom One

12'11" to back of cb + recess x 14'11" (3.953m to back of cb + recess x 4.558m)

Window to the front elevation, radiator and sloping ceiling profile.

## Bedroom Two

7'10" x 8'11" (2.399m x 2.728m)

Window to the front elevation, radiator and sloping ceiling profile.



### Bedroom Three

7'6" into recess x 9'8" (2.302m into recess x 2.950m)

Window to the front elevation, radiator and sloping ceiling profile.

### Bathroom

11'2" max x 4'8" (3.422m max x 1.433m)

Fitted with a white suite of bath with shower attachment to the taps, wash hand basin and WC. Sloping ceiling profile, roof light window and boiler cupboard housing the gas fired central heating boiler.

### Outside

Occupying a main street corner plot position. The property has a pleasant enclosed rear garden area with lawn and patio areas. There is a feature small garden pond, log store and access to the garage.

### Garage

19'3" x 16'6" (5.881m x 5.045m)

A generous sized garage with an upper floor area. Front access doors with adjoining feature windows. Side entrance personal door, windows to the side and rear elevation. Light and power provided.

### Energy Performance Certificate

The current energy rating on the property is E (46).

### 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 CON003005009. 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.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <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.

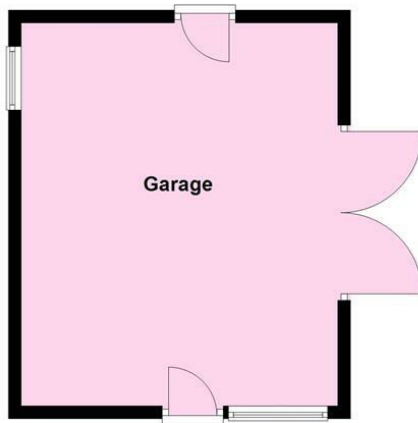
\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



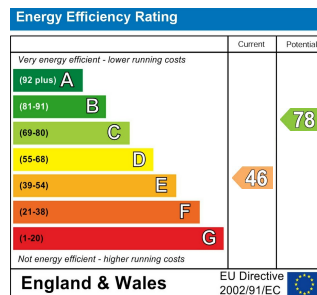
Ground Floor



First Floor



5 Main Street, Coniston



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