



Orchard Cottage Hull Road, Skirlaugh, Hull, East Yorkshire, HU11 5A

LEONARDS

SINCE 1884

- **Detached Cottage with Land & Buildings**
- **Two Bedrooms both with En Suites**
- **Field of c.4.19 Acres (1.70 Hectares)**
- **Overall site circa 5.19 Acres (2.10 Hectares)**
- **Opportunity to Extend (subject to usual consents)**
- **Excellent Opportunity for Equestrian User**
- **Private Setting with Views of Open Countryside**
- **Generous Gardens with Range of Outbuildings**

Nestled on the outskirts of the charming village of Skirlaugh, Hull, this delightful detached cottage offers a perfect blend of comfort and convenience and space, in all been set within c.5.19 acres. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat. The house features a spacious reception room, fitted kitchen breakfast room, conservatory and a ground floor bed and bathroom, with a further bedroom and bathroom to the first floor, the thoughtful layout maximises both space and light. Subject to necessary consents and approvals it is considered there is the opportunity and space, to remodel and extend the cottage into a much larger dwelling. One of the standout features of this home is the extensive private setting with landscaped gardens and a range of outbuildings standing in c.1.00 acre. Additionally there is also the adjoining field which extends to c. 4.19 acres, which following harvest of the standing crop, can be sown down to a grass paddock allowing for grazing of horses or ponies.

Offers In The Region Of £445,000



Location

Located off Hull Road on the village outskirts. Skirlaugh is well served by village shops, public house and its own primary school. The village is located about 11 miles by road from the Hull city centre and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea. The village provides a range of services including convenience store which incorporates a Post Office, CE Primary School and the Church of St Augustine, public house and regular bus service.

what3words///casual.apple.shades

Ground Floor

Main entrance door provides access into the property.

Entrance into Utility

6'7" x 8'0" (2.027m x 2.448m)

Fitted with a range of base and wall units. Contrasting work surfaces over with single drainer sink unit. Part tiled walls. Window. Space for washing machine. Wall mounted gas fired central heating boiler.

Kitchen

11'7" x 13'7" (3.538m x 4.156m)

Fitted with a range of base and wall units. Contrasting work surfaces over with single drainer sink unit. Part tiled walls. Window. Space for appliances. Beamed effect ceiling. Radiator. Stairs off to the first floor accommodation. Access into rooms off.

Conservatory

6'1" x 9'2" (1.859m x 2.800m)

Dwarf brick wall with windows overlooking the garden and side access doors. Tiled effect flooring.

Lounge

15'6" x 17'8" (4.741m x 5.408m)

Windows to the side and rear elevations. Vaulted panelled ceiling with roof light windows. Fire surround with gas fire. Two radiators. Wooden style flooring. Wall light points.

Bedroom One

11'2" x 11'4" (3.406m x 3.456m)

Wardrobes with top cupboards over the bed recess. Window. Radiator. Access into:

En Suite Shower Room

5'11" x 6'11" (1.812m x 2.133m)

Suite of shower cubicle. Vanity unit with wash hand basin. WC. Part tiled floor walls and tiled flooring. Window. Towel rail radiator.

First Floor

Bedroom Two

11'6" x 13'7" (3.528m x 4.161m)

Window and additional roof light window window. Sloping ceiling profile. Radiator, Range of wardrobes. Access into:



En Suite Bathroom

6'8" x 8'0" (2.053m x 2.446m)

Suite of bath with mains shower over. Wash hand basin. WC. Roof light window. Sloping ceiling. Part tiled walls. Radiator.

Outside

The overall site including the adjoining field is circa 5.19 acres. Occupying a generous garden plot with lawned gardens to the front, side and rear. A tree lined driveway provides access to the property, parking area and outbuildings.

The Field

Included within the sale is the adjoining field which extends to c.4.19 acres. The land has been cropped by a neighbouring farmer and this arrangement could continue or the land could be taken back in hand and sown down to a grass for horses or ponies.

General Purpose Stores

11'10" x 25'10" (3.61m x 7.89m)

Timber frame with timber cladding, pitched profile metal roof and concrete floor and fully enclosed.

Open Fronted Stalls

19'10" x 14'3" (6.05m x 4.35m)

Timber frame, with pitched roof with metal profile sheeting incorporating translucent roof lights, and cladding, canopy to the frontage, tubular steel stall divisions and concrete floor, attached to;

General Purpose Workshop

29'11" x 15'0" (9.12m x 4.58m)

Again, of a timber frame, pitched roof and walls covered with metal profile sheeting, concrete floor.

Open Stalls

30'0" x 15'11" (9.15m x 4.86)

Timber frame, with pitched roof with metal profile sheeting incorporating translucent roof lights, and cladding, canopy to the frontage, tubular steel stall divisions and concrete floor.

Chicken Hut

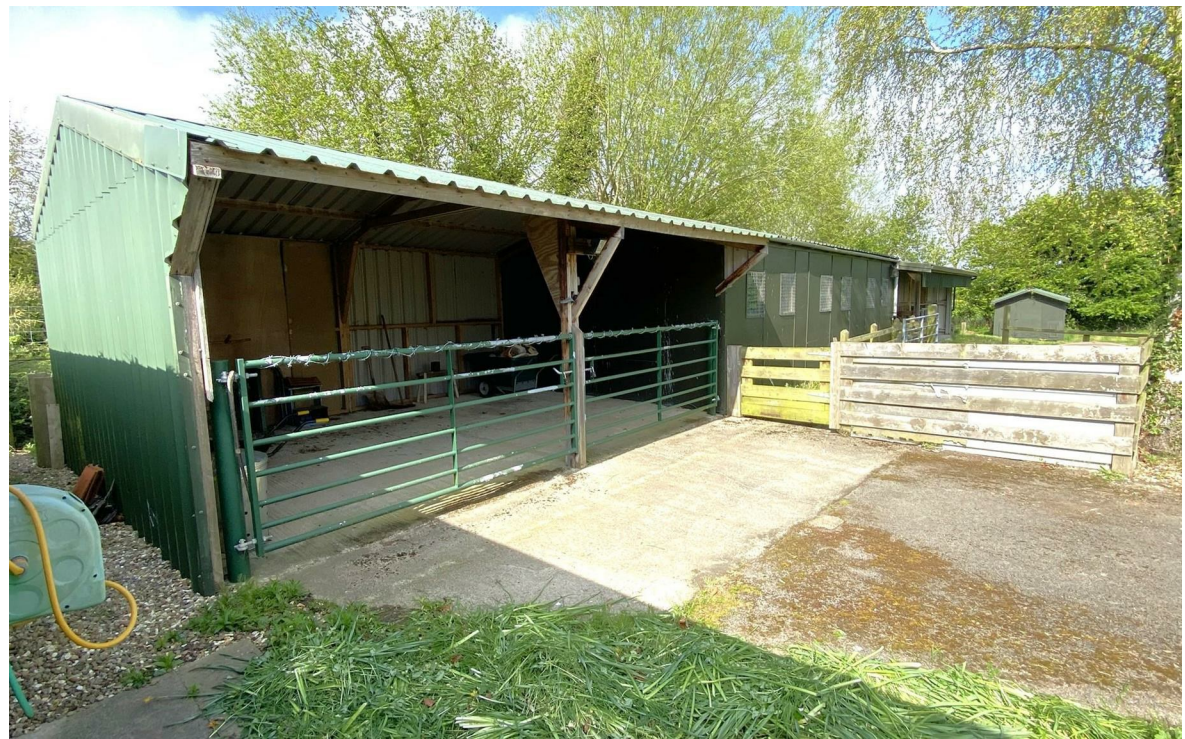
16'0" x 7'6" (4.89m x 2.30m)

Energy Performance Certificate

The current energy rating assessment on the property is C (73).

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 SKR038130000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Services

The mains services of water, gas and electric are connected. Drainage is to a private system. 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

Mortgage Advice

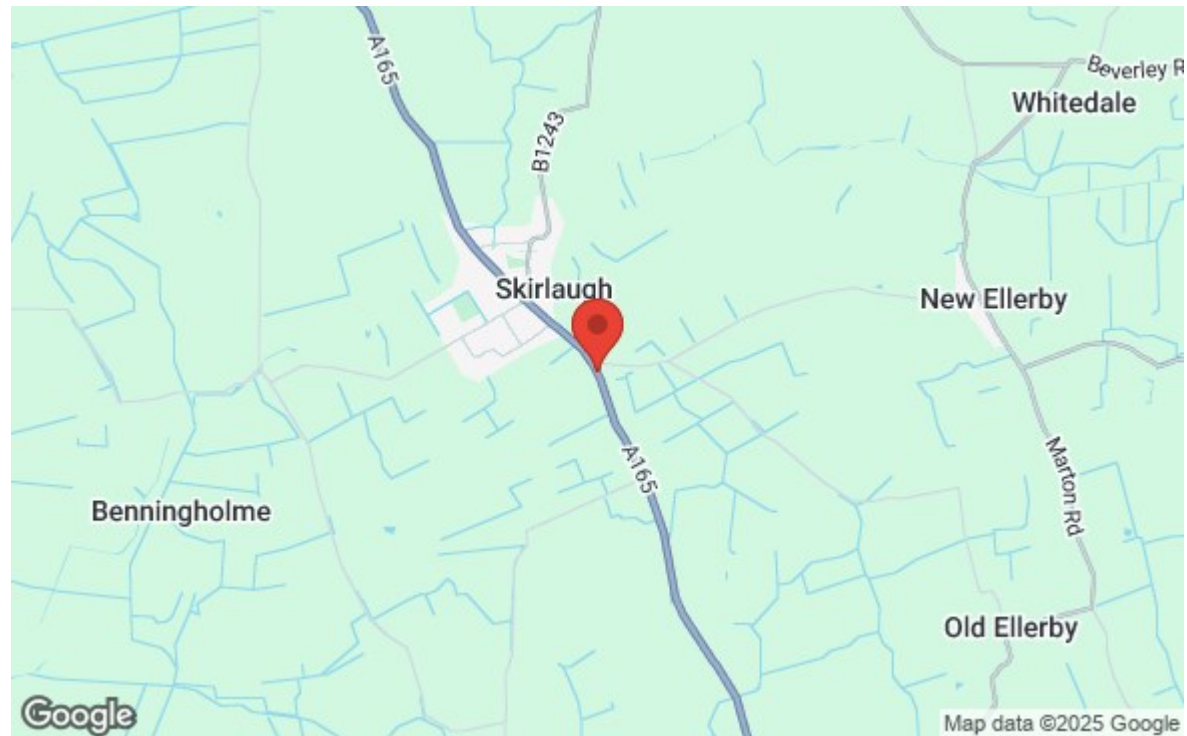
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular 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.

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 procuration fee they receive.

Free Sales Market Appraisal/Valuation

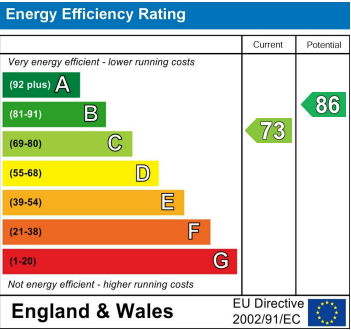
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.



View all our properties at.....

