



**Hull Road  
Whitedale  
HU11 4TY**

**£750,000**

\*\*\*\* ESCAPE TO THIS STUNNING COUNTRY RESIDENCE \*\*\*\* A fabulous opportunity for a lifestyle change and very rarely available, this stunning period detached property is occupied within rural grounds of approximately FIVE ACRES of gardens, grounds and woodland with a wildlife pond and island. This property offers equine facilities to stables and an open barn. With the charm and character expected of its era, the accommodation briefly comprises entrance hall, cloak room, lounge, sitting room, dining room, fitted kitchen with appliances, study, utility room, laundry room, five bedrooms, with master en-suite and dressing room with walk-in wardrobes and a family bathroom. Enjoying expansive views across open countryside, the property has ample car parking amenities and has an oil fired central heating system to radiators and double glazing. A stroll around the grounds will suffice in order to appreciate the array of wildlife available to experience, especially for the growing family and further enquiries by purchasers in a position to proceed are encouraged.

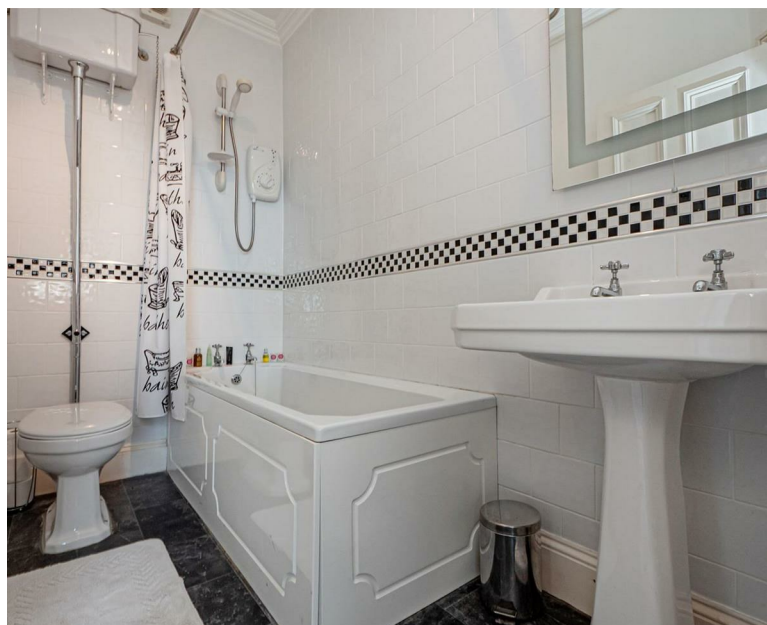


Current EPC Rating: E  
Current Council Tax Band: G  
This property is: FREEHOLD

- Fabulous Opportunity
- Rural Grounds of Approximately Five Acres
- Freehold
- Rarely Available
- Five Bedrooms
- Wildlife pond with island
- Period Detached Property
- Master Suite with Dressing Room and En-suite







### **Entrance Hall**

With a tiled floor, staircase off and a radiator and an inner porch with a built in storage cupboard giving access to;

### **Cloak Room 9'3" x 4'0"**

A low level wc, wash hand basin, tiled floor continues and a radiator.

### **Lounge 20'10" x 14'0"**

Having a picture window, attractive timber flooring, radiator, display alcove, a period feature fire place, cornice to the ceiling surround and a ceiling rose and there is a French Door giving access to the gardens.

### **Sitting Room 15'11" x 13'11"**

Picture window, timber flooring, cornice to the ceiling surround, ceiling rose, radiator and a period feature fire place with Adam style surround

### **Dining Room 12'4" x 14'5"**

Picture window, a radiator, cornice to the ceiling surround, ceiling rose and a built in storage cupboard.

### **Study 10'11" x 15'5"**

Picture windows to two aspects, two radiators, timber flooring, cornice to the ceiling surround and a ceiling rose.

### **Kitchen 15'5" x 17'1"**

An extensive range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Tiled floor and partially tiled walls, a radiator and there is a mobile centre island breakfast bar and storage unit with a granite preparation surface and integrated appliances include an electric oven and grill, a five ring electric hob and a stainless steel and glass over head extractor canopy

### **Pantry 10'2" x 9'3"**

Again with fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Picture window, tiled floor and partially tiled walls and plumbing for a dishwasher.

### **Laundry/ Utility 8'5" x 10'6"**

With a picture window, oil fired boiler located in a cupboard, tiled floor and plumbed for an automatic washing machine.

### **Split Level Landing Area**

With a picture window having lovely countryside views and giving access to;

### **Bedroom One 15'3" x 14'6"**

Picture window, a decorative feature fire place, cornice to the ceiling surround, ceiling rose and a radiator.

### **En Suite 11'7" x 6'0"**

A plumbed shower unit within a corner independent enclosure, a double bowl sink unit within a vanity unit and a low level wc. Spotlights to the ceiling, partially tiled walls and a chrome heated towel rail.

### **Dressing Room**

Picture window, a radiator and there are two walk-in wardrobes.

### **Bedroom Two 16'0" x 14'9"**

Picture window, and a radiator, cornice to the ceiling surround and a ceiling rose.

### **En-Suite Bathroom 4'3" x 9'10"**

With a period white suite to comprise panelled bath, wash hand basin and a high level wc. the walls are tiled and there is an electric shower unit over the bath.

### **Bedroom Three 11'9" x 18'6"**

Picture window, built in storage cupboard, a radiator, cornice to the ceiling surround and a ceiling rose.

### **Bedroom Four 15'8" x 9'10"**

Picture windows to two aspects, a radiator, fitted wardrobes, overhead cupboard, dressing table unit and drawers.

### **Bedroom Five 11'8" x 10'2"**

Picture window and a radiator.

### **Family Bathroom 9'2" x 15'1"**

A suite to comprise a white slipper bath on a raised plinth with star lights, two wash hand basins within vanity units and a low level wc Picture window and two "Velux" style windows, a built in storage cupboard, tiled floor and partially tiled walls, a contemporary style tall radiator and a plumbed shower unit within a double independent enclosure with shaped shower screen and spotlights to the ceiling.

### **Grounds**

The property is approached by a long

driveway to ample parking amenities and is set well back from the road.

Occupying grounds of approximately five acres which are utilised in a number of facets to offer formal gardens, a woodland area, wildlife pond, and equine amenities to include a number of stables and an open barn area with feature arches. Wonderful to stroll around and with abundant wildlife to appreciate, the property represents a fabulous opportunity for a growing family and offers interesting prospects of diversity, given relevant permissions.

### **About Us**

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Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### **Disclaimer**

Laser Tape Clause - Laser Tape Clause All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Valuations**

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

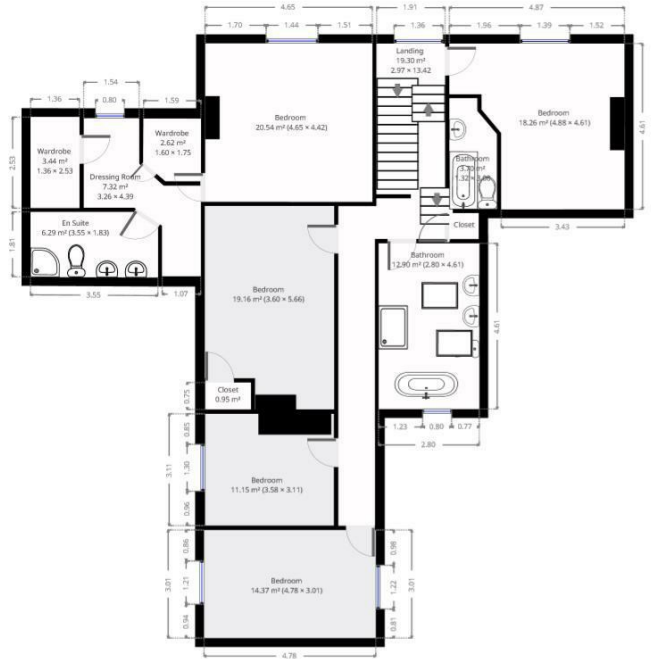
▼ Ground Floor

TOTAL AREA: 138.33 m<sup>2</sup> • LIVING AREA: 138.33 m<sup>2</sup> • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 140.51 m<sup>2</sup> • LIVING AREA: 140.51 m<sup>2</sup> • ROOMS: 5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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