



The Hill, Worlaby

 4  2  2

OFFERS OVER £435,000



Key Features

- SUBSTANTIAL HOME
- 3/4 ACRE GARDENS
- 19'10 LOUNGE
- DUAL ASPECT KITCHEN
- 4 DOUBLE BEDROOMS
- DOUBLE GARAGE
- EPC RATING D
- FREEHOLD





This superbly proportioned 4 bedroom detached home occupies a commanding position on the edge of the Woldside village of Worlaby. Standing in approx 3/4 acre lawned grounds fringed by mature woodland the home includes a 19'10 dual aspect Lounge together with a well appointed Kitchen which is ideal for informal socialising. The generous Dining Room caters for more formal family celebrations. The home is completed by 2 Bathrooms and a practical Utility. Inevitable guests are well catered for by the extensive drive and reception parking and the attached double Garage currently serves as a large workshop. An outstanding detached family home. NO UPWARD CHAIN.

VIRTUAL TOUR

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ENTRANCE 2.62m x 1.88m (8.6ft x 6.2ft)

A covered Entrance with Carolina Door opens to the Reception lobby with windows to two aspects, spotlighting, coving, dado rail, tiled floor and glazed door with side screen to the Hall.

HALL 4.61m x 2.27m (15.1ft x 7.4ft)

Centrally placed with a herringbone wood block floor, radiator with shelf, dado rail, telephone point and open tread balustraded stair to the first floor.

SHOWER ROOM 3.33m x 1.18m (10.9ft x 3.9ft)

Appointed with a suite in white to include a vanity unit with inset wash hand basin with cupboards under, WC with concealed cistern, step up to full width tiled and glazed shower enclosure, extractor fan, tiled to full height, coving, spotlighting, two Pvcu double glazed windows, radiator and contrasting tiling to the floor.

DINING ROOM 4.48m x 4.58m (14.7ft x 15ft)

A beautifully lit dual aspect room ideal for family celebrations with Pvcu double glazed picture window to the front and

further window to the side aspect, coving, radiator and TV aerial point.

LOUNGE 6.05m x 4.55m (19.8ft x 14.9ft)

A further dual aspect room with Pvcu double glazed window overlooking the side lawn and woodland, together with a Pvcu double glazed window and French doors opening to the front flagged terrace. The room also includes a radiator, TV aerial point, coving and polished timber fire surround with marbled back and hearth with inset electric fire.

KITCHEN 6.02m x 4.1m (19.8ft x 13.5ft)

An outstanding social space appointed with a good range of cream fronted high and low units with woodgrain tops to include a single stainless steel sink unit, 12 base cabinets, electric cooker recess, larder stores, space for an upright fridge/freezer, radiator, tiled splash areas, Pvcu windows to 2 aspects, laminated floor, coving and extractor fan.

UTILITY 3.27m x 1.8m (10.7ft x 5.9ft)

A most practical space with additional work surface and sink unit, space and plumbing for automatic washing machine, dishwasher and tumble dryer, base units and 12 units at eye level, floor standing central heating boiler, tiled to half height, coving, Pvcu door, tiled floor and Pvcu double glazed window.

LANDING 5.69m x 2.28m (18.7ft x 7.5ft)

With square spindle balustrade rail, Pvcu double glazed window to the side aspect, radiator, coving and access to the roof space.

BEDROOM 1 4.57m x 4.47m (15ft x 14.7ft)

A forward facing double room with Pvcu double glazed window, coving and radiator.

BEDROOM 2 4.57m x 4.47m (15ft x 14.7ft)

A further forward facing room with Pvcu double glazed window, radiator, coving, TV aerial point and fitted double wardrobe with storage over.

BEDROOM 3 3.37m x 5.07m (11.1ft x 16.6ft)

This side facing double room with PVC double glaze window enjoys views towards woodland and includes a radiator, coving and double wardrobe with storage over.





BEDROOM 4 2.76m x 3.36m (9.1ft x 11ft)

With Pvcu double glazed window to the side aspect, coving, radiator and laminated flooring.

BATHROOM 2.81m x 3.28m (9.2ft x 10.8ft)

Fully tiled in natural marble effect tiling and including a close couple WC, spa bath with side telephone style shower attachment, vanity unit with inset basin and cupboard under, tiled shower recess with mains shower, fitted airing cupboard, coving, radiator, spotlights, two Pvcu double glazed windows and extractor fan.

OUTSIDE

The property occupies an elevated position and is approached via a sweeping tarmacadam driveway which leads past a large two tiered lawn with mature woodland screening to the side. Immediately to the front of the home there is a turning head and a four car block paved driveway leads to the DOUBLE GARAGE (5.78 m x 6 m) with twin up and over doors – one electric – Pvcu double glazed window and door to additional Store with tiled floor, fitted storage units and door to the rear terrace. Immediately to the rear of the home there is a block paved terrace with steps up to a two tiered lawn. There is further mature woodland to the side and rear.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



ANTI MONEY LAUNDERING AND REFERRALS

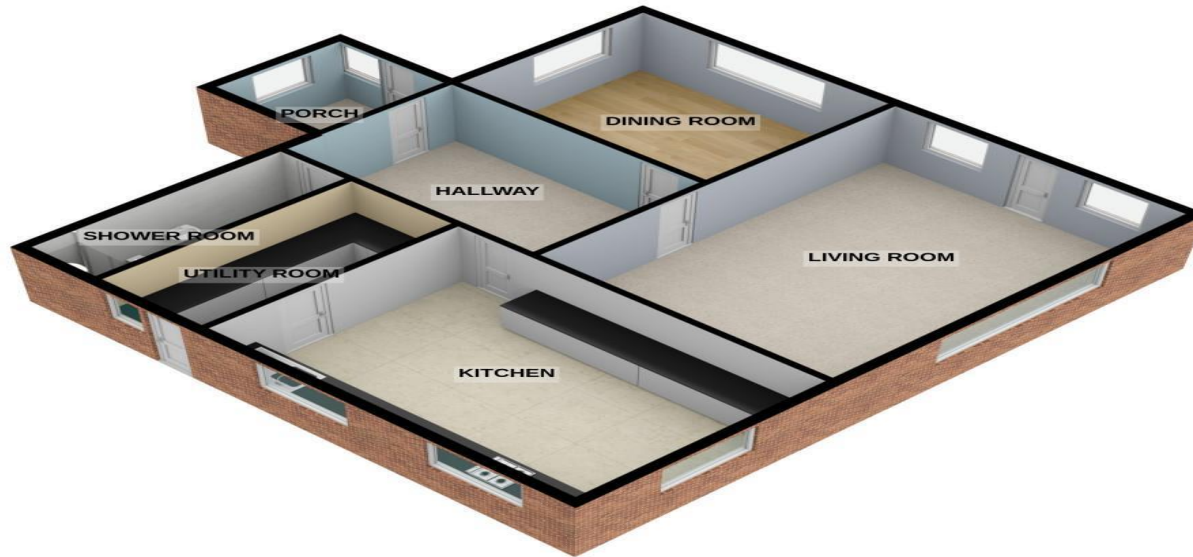
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

KEY FACTS FOR BUYERS

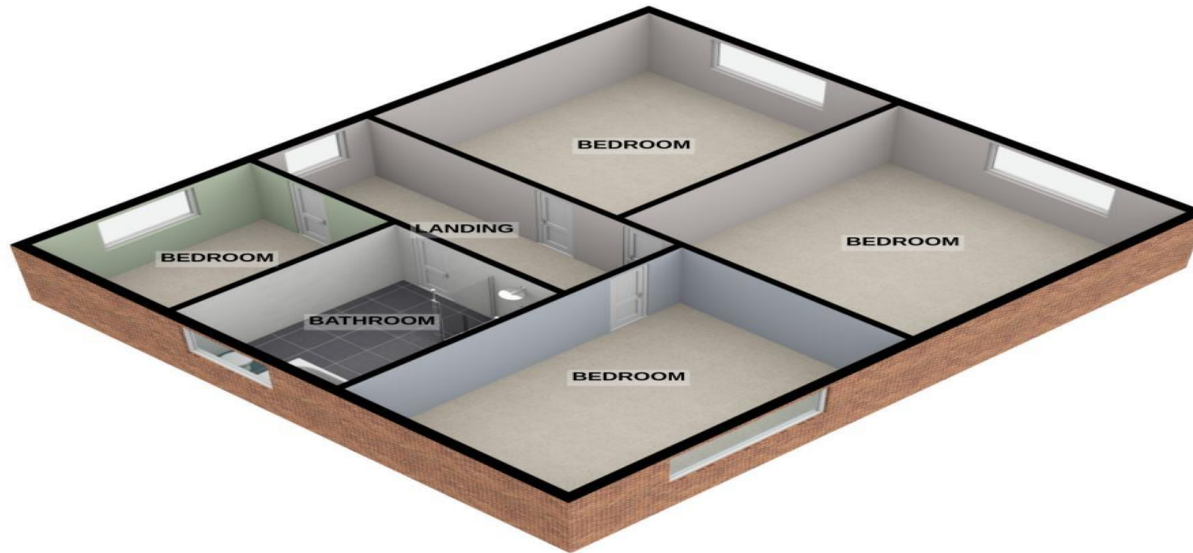
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GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

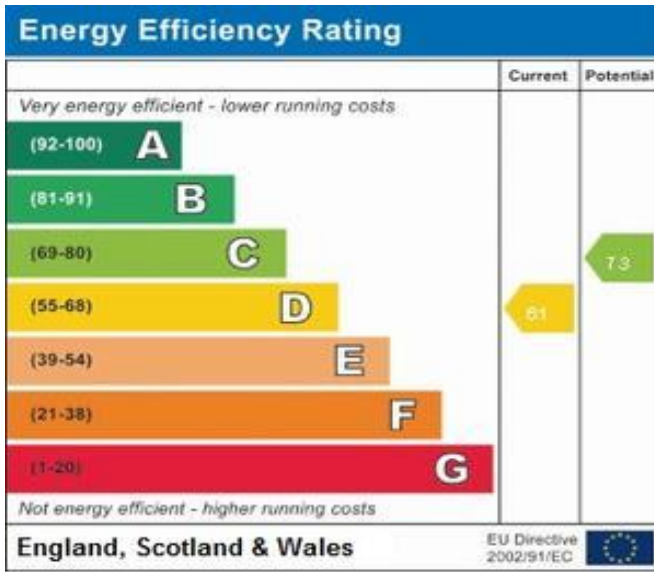


1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Address:
Sherwood House, 9L1 Hill, Worlaby

