



Hatfield House Church Lane, Skirlaugh Hull HU11 5EU

welcome to

Hatfield House Church Lane, Skirlaugh Hull

Don't miss out on viewing this appealing semi detached family house situated in a central location within this popular Holderness village.



Entrance Hall

With double glazed entrance door and beamed ceiling.

Lounge

11' 4" plus door entrance x 11' 9" (3.45m plus door entrance x 3.58m)

Double glazed window to the front aspect, radiator, fireplace with open flue, copper canopy and tiled hearth, wall light points and a beamed ceiling.

Sitting Room

12' 2" x 10' 3" plus door entrance (3.71m x 3.12m plus door entrance)

With a double glazed window to the front aspect, radiator, fireplace with electric fire, wall light points and beamed ceiling.

Dining Kitchen

16' 4" x 12' 3" (4.98m x 3.73m)

Double glazed windows to the rear and side aspects, double glazed rear entrance door, twin radiators, base units with worksurfacing and tiled splash backs and stainless steel sink. Plumbing for an automatic washing machine and electric cooker point.

Rear Hallway

With a double glazed window to the rear aspect, radiator and a dog-leg staircase to the first floor.

Ground Floor Bathroom

Double glazed window to the side aspect, part tiled walls and a panelled ceiling. Radiator, panelled bath, shower cubicle, pedestal wash hand basin and a wc.

Landing

Coved ceiling.

Bedroom One

12' 4" plus recess x 12' 2" (3.76m plus recess x 3.71m)

With triple glazed window to the front aspect, radiator, walk in airing cupboard with hot water tank, access to the loft and a coved ceiling.

Bedroom Two

12' 1" plus recess x 12' 2" (3.68m plus recess x 3.71m)

With a triple glazed window to the front aspect, radiator and a coved ceiling.

Bedroom Three

9' x 5' 9" (2.74m x 1.75m)

With a triple glazed window to the rear aspect, radiator and coved ceiling.

Outside

To the front of the property is a gravelled garden with a privet hedge surround providing privacy. The generous rear garden has a paved patio immediately to the rear of the house which gives through to a shaped lawned garden with mature shrub and tree borders having wall and fenced surrounds.

Outbuilding

34' 9" x 9' 8" narrowing to 6' 8" (10.59m x 2.95m narrowing to 2.03m)

To the side of the property is a useful brick constructed detached outbuilding which was formerly an antique/video store. In the Agent's opinion this could be converted subject to necessary consents to provide numerous uses to the buyer's choice.

Agents Note

It should be noted by interested parties that the gravelled driveway to the front of the property is not included on the title plan of the property. Also there is a pedestrian right of way to the side and rear of the house for the neighbouring property. William H Brown's Beverley office is holding a copy of the title plan for inspection if required. It is advised that any interested party satisfy themselves with regards to these matters prior to committing to purchase the property.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Hatfield House Church Lane, Skirlaugh Hull

- Appealing Semi Detached Family Home
- Central Village Location
- Lounge, Dining Room & 3 Bedrooms
- Generous Rear Garden
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BEV106410 - 0006

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