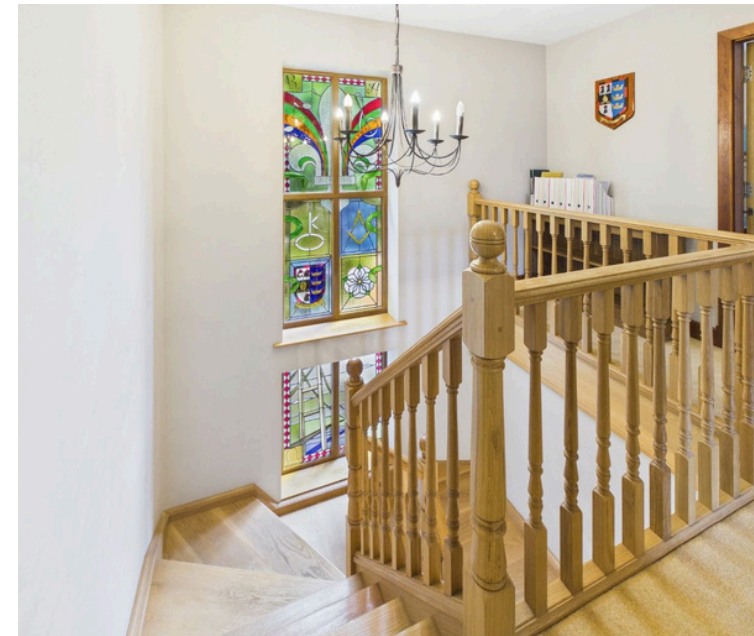




85 Newland Park, Hull, East Riding of Yorkshire, HU5 2DR



DISTINGUISHED SIX BEDROOM RESIDENCE WITH LANDSCAPED GARDENS



Constructed in 2005 by the current owners, this substantial six bedroom detached residence offers exceptional scale, flexibility and presence. Set behind a double entrance drive with car port and garaging, the home has been thoughtfully designed to accommodate modern family life while offering the refinement and versatility expected of a property of this calibre.

Of particular note is the multi functional room with bathroom facilities above the garage presenting an opportunity for multi-generational living or guest accommodation

From the Agent's Perspective

This is a home that immediately impresses with its sense of arrival. The generous entrance hall and sweeping staircase create a strong first impression, setting the tone for the proportions that follow.

The kitchen and dining area form the natural heart of the home. Designed with both everyday living and entertaining in mind, the space enjoys excellent natural light and direct access onto a raised decking area, perfect for relaxed summer evenings overlooking the gardens.

Upstairs, the bedroom accommodation is equally impressive. Most bedrooms benefit from walk-in wardrobes and en-suite facilities, providing comfort and privacy for family members and guests alike. The principal suite enjoys a Juliet balcony, adding architectural interest and further enhancing the feeling of light and space.

The multi functional room with bathroom facilities above the garage is a particularly valuable addition that can adapt to changing lifestyle needs.





Externally, the gardens are beautifully established, incorporating rockery features, ponds and areas suitable for cultivation. The grounds create a tranquil setting while remaining practical and manageable.

From the Owner's Perspective

This has been a wonderful family home for us. We designed and built it with space and flexibility in mind, and it has adapted perfectly as our needs have evolved.

The kitchen is where we have spent most of our time. It is bright, spacious and overlooks the garden, which has been a real source of enjoyment. The room above the garage has given us the flexibility to host guests comfortably.



Every bedroom feels generous, particularly the principal suite with its Juliet balcony. It has been a home filled with happy memories, and we hope the next owners enjoy it just as much as we have.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

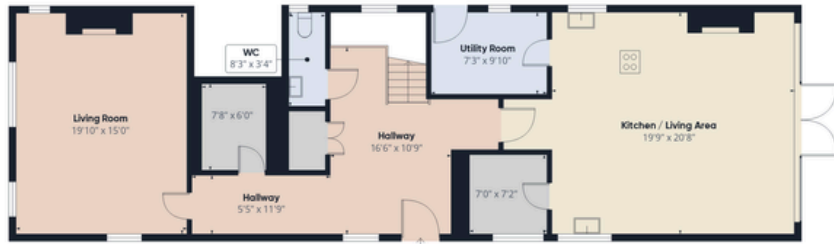


Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





Ground Floor



First Floor



Second Floor



ANNEX
227 sq ft (21.1 sq m) approx.



ANNEX
18'0" x 20'0"
3.6m x 6.1m

Approximate total area⁽¹⁾
3335 ft²
Reduced headroom
171 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

