



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Old Hall Farm Cottages Old Hall Road

Sunk Island, HU12 0EE

£1,100 Per Month



Available from the 01st June.

Set amongst open fields in the rural location of Sunk Island, close to the banks of the Humber Estuary, this extended three/four bedroom semi detached home presents a rare opportunity within the rental market. Offering generous proportions, ample off street parking and a substantial enclosed garden, this beautifully finished home provides the perfect blend of countryside tranquility and modern family living.

Properties of this caliber are seldom available to rent, particularly in such an idyllic rural setting. Finished to a high standard throughout, the accommodation is both versatile and spacious, making it ideal for families, professional tenants working from home, or anyone seeking a larger property with outdoor space.

Internally the home boasts flexible ground floor accommodation including a potential fourth bedroom or additional reception room, a spacious living room with solid fuel stove, and a stunning open plan kitchen diner complete with breakfast bar island, integrated appliances and range style cooker. To the first floor are three generous double bedrooms, including a principal bedroom with en suite shower, alongside a luxurious fully tiled family bathroom.

Externally, the property benefits from a driveway providing ample parking, a fully enclosed laid to lawn side garden, generous patio area, child friendly play space and a useful outbuilding for storage. A superb countryside rental opportunity that must be viewed to be fully appreciated.





The property is approached via a driveway providing ample off street parking. The generous side garden is fully enclosed and mainly laid to lawn, complemented by a spacious patio seating area and child friendly play space. An outbuilding within the garden offers excellent additional storage.

Entering the property, the entrance area leads to a ground floor WC with space and plumbing for a washing machine. A central hallway gives access to the staircase rising to the first floor.

To the front of the property is a versatile ground floor bedroom or multi purpose reception room, ideal as a playroom, home office or guest bedroom. The main living room is spacious and welcoming, centred around a solid fuel stove creating a cosy focal point.

To the rear, the heart of the home is the impressive open plan kitchen diner. Fitted with modern units, integrated appliances and a range style cooker, the space is enhanced by a central breakfast bar island

and ample room for dining and entertaining.

To the first floor, a large open landing area – currently utilised as a dressing area with built in wardrobes – leads to the principal bedroom which enjoys views across open fields and benefits from its own ensuite shower room. Two further double bedrooms provide generous accommodation, while the fully tiled family bathroom offers a luxurious finish.

A truly exceptional rental home in a peaceful rural setting, offering space, quality and lifestyle in equal measure.

Lounge 20'0" x 12'3" (6.1m x 3.75m)

Kitchen/ Diner 20'11" x 15'1" (6.4m x 4.6m)

Bedroom / Playroom 19'2" x 10'0" (5.85m x 3.05m)

Bedroom 1 14'9" x 9'10" (4.5m x 3m)

Bedroom 2 12'1" x 8'10" (3.7m x 2.7m)

Bedroom 3 13'5" x 7'10" (4.10m x 2.4m)

Dressing Room 12'1" x 8'8" (3.7m x 2.65m)

Bathroom 7'8" x 7'0" (2.35m x 2.15m)

Ensuite 6'10" x 3'11" (2.1m x 1.2m)

AGENT NOTES

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by gas boiler feed by a colour gas tank.

Mobile & Broadband: we understand only ADSL broadband is available however Ofcom advises there may be broadband available through fixed wireless service providers operating in the area for higher speeds. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band B.

Drainage is by way of a shared septic tank.



Energy Efficiency Graph

enure:

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

