



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



22 Channel Road

Offers Over £200,000

Sunk Island, HU12 0QW



Set within the truly rural surroundings of Sunk Island, close to the banks of the Humber Estuary and surrounded by open farmland stretching for miles, this charming two bedroom semi detached home offers a rare opportunity to embrace peaceful countryside living.

Occupying a generous plot with a particularly long rear garden and gated driveway, this property is perfectly suited to buyers looking to escape the pace of town or city life. Whether you're an early retiree seeking tranquillity or a keen gardener dreaming of space to cultivate, this home delivers both lifestyle and potential in equal measure.

The ground floor is arranged in a sociable open plan layout, creating a welcoming and versatile living space, while the property itself is well presented throughout and ready to move straight into. The expansive garden offers a true blank canvas – ideal for vegetable plots, outdoor entertaining or even small scale self sufficiency, perfectly complementing the idyllic rural setting.

In addition, the property benefits from two useful outbuildings, offering excellent potential for workshops, hobby spaces or further renovation, making them a fantastic asset for those looking to create something bespoke.

Homes in this location are few and far between and are consistently in high demand, making this a unique opportunity not to be missed.





Decorative rail fencing and gates open onto a gravelled driveway, providing ample and versatile off street parking. To the side, a traditional brick outbuilding offers useful storage and would suit use as a workshop for hobbyists.

The garden begins with a more private section, currently housing a hot tub area, along with a further storage shed. This section also provides access to two useful outbuildings, offering excellent potential for workshops, creative spaces or future renovation projects. From here, the plot opens out into a particularly long rear garden, mainly laid to lawn and featuring a charming firepit area and a summerhouse — an ideal space to relax and enjoy the peaceful surroundings.

Entering the property via the front entrance, a small lobby leads into a utility room which also serves as a ground floor WC, adding practicality to the layout.

Beyond this, the home opens into a sociable open plan living space, combining the lounge, dining

area and kitchen, offers a bright and welcoming environment for everyday living.

The kitchen is fitted in a farmhouse style with cream units, solid wood butcher's block worktops and a double Belfast sink, with space for a freestanding cooker. A door leads directly out to the rear garden, while windows to both aspects provide views over the surrounding fields and garden.

To the first floor, a central landing gives access to two bedrooms, both enjoying unspoilt rural views, along with the family bathroom fitted with a bath and shower above.

Lounge 15'5" x 11'11" (4.7m x 3.65m)

Kitchen/ Diner 15'5" x 10'9" (4.7m x 3.3m)

WC 7'5" x 4'11" (2.27m x 1.5m)

Bedroom 1 15'3" x 10'9" (4.65m x 3.3m)

Bedroom 2 9'4" x 7'6" (2.85m x 2.3m)

Bathroom 8'7" x 7'6" (2.63m x 2.3m)

Garden

AGENT NOTES

Parking: The property benefits from off-street parking.

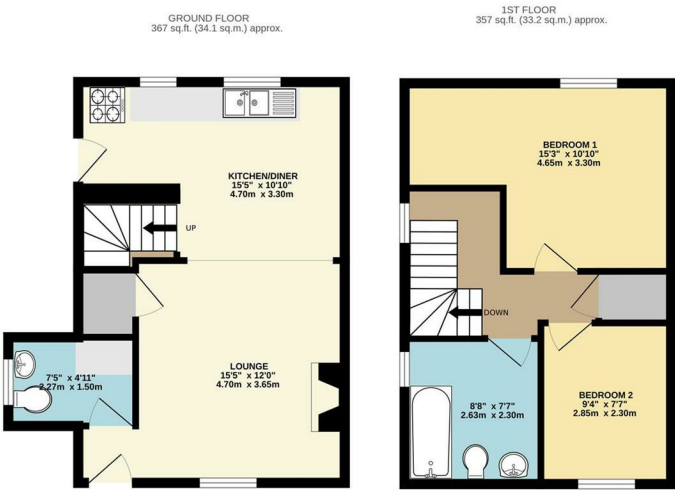
Heating & Hot Water: Both are supplied via a gas-fired LPG boiler.

Mobile & Broadband: Mobile and broadband services are understood to be available. For further details on providers, predicted speeds and coverage, please refer to the Ofcom checker.

Council Tax: Band A.

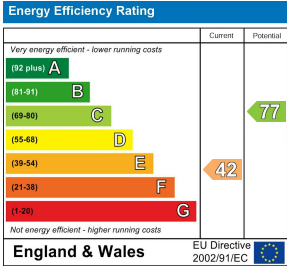
Drainage: The property is served by a shared septic tank, with a maintenance charge applicable for periodic emptying.

Additional Information: The property is situated within a conservation area.



Energy Efficiency Graph

Tenure: Freehold



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.