staniford grays

The Woodlands Main Road, Skirlaugh, Hull, HU11 5DT

£485,000

4 2 2 E

The Woodlands Main Road

Hull, HU11 5DT

£485,000

- NO ONWARD CHAIN
- LARGE DETACHED BUNGALOW
- TWO BATHROOMS
- WORKSHOP
- SET INA PLOT OF APPROXIMATELY 1.4 ACRES
- FOUR BEDROOMS
- GARAGE AND OFF STREET PARKING
- POTENTIAL FOR DEVELOPEMENT

A large four bedroom detached dormer bungalow situated on a plot of approximately 1.4 acres with detached double garage and workshop, with lean to greenhouse, situated in the sought after village of Skirlaugh.

There are a variety of possibilities to utilise this substantial property and its grounds. They include renovation potential, residential development, residential or horticultural business development. The property must be viewed in order to asses and appreciate the opportunity which is offered.

ACCOMMODATION COMPRISES

ENTRANCE HALL
With stairs to the first floor and radiator.

GROUND FLOOR BEDROOM 13'10" x 12'5" (4.22m x 3.78m)
With bay window to the front, a range of built in wardrobes and radiator. Measurements include wardrobes and bay window.

BEDROOM TWO 13'10" x 12'4" (4.22m x 3.78m)
With a range of fitted wardrobes, bay window to the front and radiator. Measurements include wardrobes and bay window.

LIVING ROOM 19'9" x 13'10" (6.02m x 4.22m)
Electric fire in feature surround, patio doors to the side and rear, two windows to the side and two radiators.

BATHROOM
Has a panel bath, low flush WC, pillared wash hand basin, window to the rear and is set in a tiled surround.

LOUNGE 13'10" x 13'9" (4.22m x 4.19m)
Window and door to the rear, radiator and airing cupboard.

CONSERVATORY 35'2" max x 16'8" max (10.72m max x 5.08m max)
With a door to the side

DINING KITCHEN 16'10" x 13'10" (5.13m x 4.22m)
With wall and base units, rolled top work surfaces, tiled splashbacks, space for a cooker, washing machine and dishwasher. Window to the side and rear and radiator.

REAR HALLWAY
Gives access to...

UTILITY ROOM

SHOWER ROOM
With shower stall with mains fed shower, window to the side and radiator.

FIRST FLOOR LANDING
Gives access to...

BEDROOM THREE 18'3" x 11'9" (5.56m x 3.58m)
There is a window to the rear and side and radiator.

BEDROOM FOUR 14' x 11'6" (4.27m x 3.51m)
Window to the side, radiator and storage cupboard.

SHOWER ROOM
With low flush WC, wash hand basin, shower stall with mains fed shower and radiator.

EXTERNAL
To the front of the property is a large graveled driveway allowing off street parking for numerous cars and leads to a detached double garage with a workshop to the rear.

The grounds are mainly laid to lawn with plenty of mature areas, trees and shrubbery. There is a large horticultural sized greenhouse. To the West the property is bounded by Burstwick drain. The remainder of the boundarys with the church to the North, and to the east the boundary is fenced.

AGENTS NOTE
In November 2023, a pre-application for the erection of 11 dwellings and a new access road was submitted to the East Riding of Yorkshire Council's planning department.
On 18th December 2023, the planning department responded in detail and that response is available to those parties wishing to inspect it at the Agent's offices.
With this in mind, the title to the property once sold will contain a covenant which will entitle the existing owner of the property, and her heirs, should planning permission be granted for development of the extensive gardens, to a further share in the increase in value.
The enhancement will be shared 50% to each party, with the party promoting and gaining the planning permission entitled to off-set the costs of acquiring the planning permission.
If interested, further clarification can be discussed with the Agents.

COUNCIL TAX:
We understand the current Council Tax Band to be F

TENURE :
We understand the Tenure of the property to be Freehold.

SERVICES :
Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

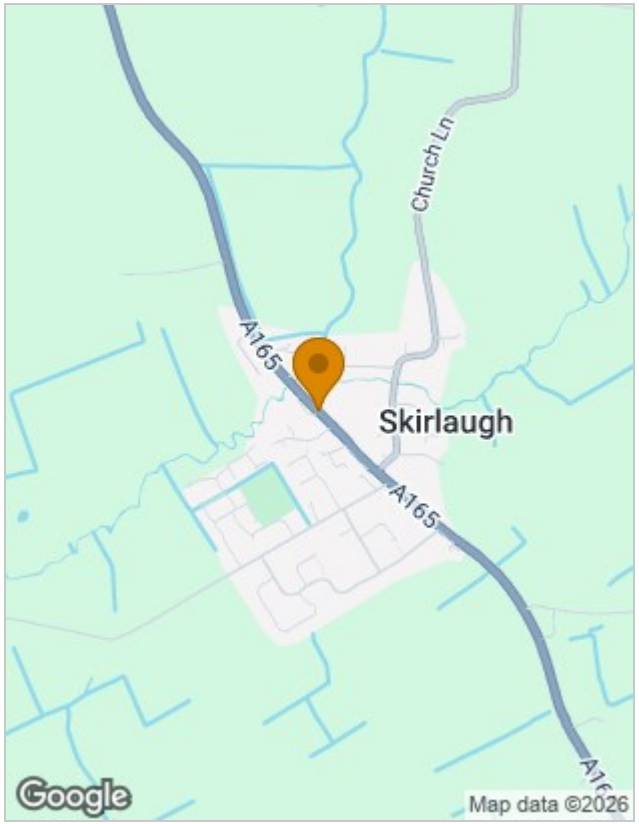
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

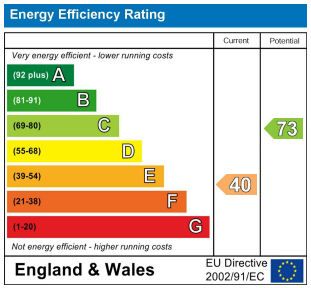
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com