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ESTATE AGENTS



## The Villas

### Great Hatfield Hull, HU11 4UT

\*\*\* Turn Key Ready \*\*\*

Situated in a small village setting, just a short drive from the coastal town of Hornsea, this charming three-bedroom semi-detached home offers well-presented accommodation, established gardens and off-road parking.

The ground floor includes a bay-fronted living room with a fireplace and a kitchen diner with patio doors opening onto the rear garden. A separate utility room adds practicality, while upstairs are three bedrooms, including a main bedroom with fitted wardrobes, and a stylish shower room.

Outside, the gravel driveway sits alongside a lawned front garden. The established rear garden features mature planting, a lawn and paved seating areas, complemented by two timber sheds, a greenhouse and an outside WC.

EPC-Awaiting- Tax Band- B - Tenure- Freehold

**£232,000**

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#### Entrance Hall

10'7" x 6'2" (3.24 x 1.88)

A double-glazed uPVC entrance door opens into the hallway, featuring laminate flooring, a radiator and an understairs storage cupboard. A spindle staircase leads to the first floor.

#### Living Room

11'6" x 13'5" (3.53 x 4.10)

Featuring a bay window to the front of the property, coving to the ceiling, laminate flooring and a fireplace with hearth and surround. Complete with a TV point and radiator.

#### Kitchen/Diner

11'5" x 18'10" (3.48 x 5.76)

Fitted with a range of wall and base units, contrasting worktops, tiled splashbacks and a sink with mixer tap. Includes a built-in electric oven and hob with extractor hood above. Offering space for a dining table, a useful storage cupboard and sliding patio doors opening onto the rear garden. Window to the rear and uPVC door to the side offering access to the second hall.

#### Side Entrance Hall

3'9" x 12'8" (1.16 x 3.87)

Accessed via a side entrance, tiled floors, with doors leading to the boiler room, utility room, kitchen and rear garden.

#### Utility

8'3" x 6'0" (2.53 x 1.85)

Fitted with a base unit, worksurface, a sink with drainer and mixer tap, and space for a washing machine and tumble dryer. Complete with tiled splashbacks and tiled flooring.

#### WC

2'9" x 3'9" (0.84 x 1.16)

Accessed externally, this brick-built WC features a high-level cistern, painted brick walls, tiled flooring and an obscured-glass window.

#### First Floor Landing

9'4" x 6'9" (2.85 x 2.08)

Featuring coving to the ceiling and laminate flooring, with doors leading to all bedrooms and the bathroom. A loft hatch with a pull-down ladder provides access to the partly boarded loft space.

#### Master Bedroom

11'8" x 10'11" (3.57 x 3.34)

A double bedroom featuring a bay window facing to the front of the

property, fitted wardrobes, coving to the ceiling, laminate flooring and a radiator.

#### Bedroom 2

11'7" x 13'1" (3.54 x 3.99)

A double bedroom featuring a window facing to the rear, coving to the ceiling, wood flooring and a radiator. A built-in cupboard provides useful storage.

#### Bedroom 3

Featuring a built-in storage cupboard, coving to the ceiling, laminate flooring, a window facing to the front of the property and a radiator.

#### Bathroom

5'3" x 6'7" (1.62 x 2.01)

Fitted with a walk-in shower with glass screen, a wash basin with mixer tap set on a vanity unit, and a WC. Featuring tiled walls, patterned tiled flooring, a radiator and a window to the rear.

#### Rear Garden

An established garden featuring a lawn, mature trees, shrubs and planted borders. Paved patio and seating areas provide space to relax outdoors, while two timber sheds and a greenhouse offer useful storage and growing space. Enclosed by fencing and hedging, with access to the outside WC.

#### Front Garden/Drive

A gravel driveway provides off-road parking, alongside a lawned garden with established planting, mature hedging and woven fencing. A paved pathway leads to the main entrance beneath a timber canopy and the additional side entrance.

#### Additional Information

Heating- Oil fired central heating. Oil tank located at the front of the property with wooden trellis surrounding the oil tank, Boiler in the brick built shed accessed from the entrance hall.

Septic tank- Individual septic tank but drains to a tank for all six houses located on the street to the front of the property.. Yorkshire water maintain the tank and empty when needed. There is no charge for this service

Shared Drive- Property has a shared drive

Council Tax- B

EPC- TBC

#### Disclaimer

Laser Tape Clause -

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

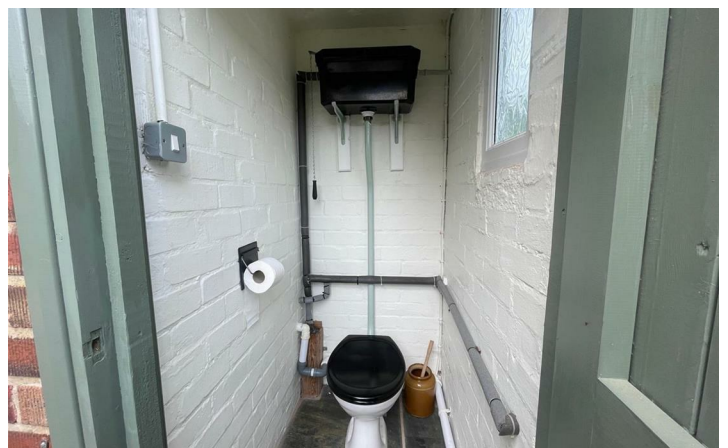
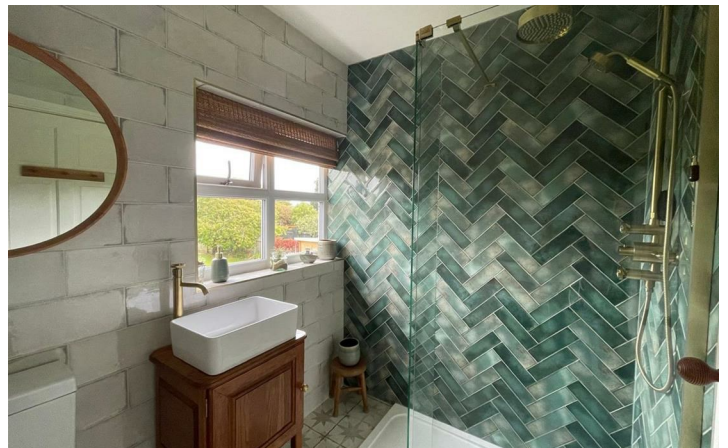
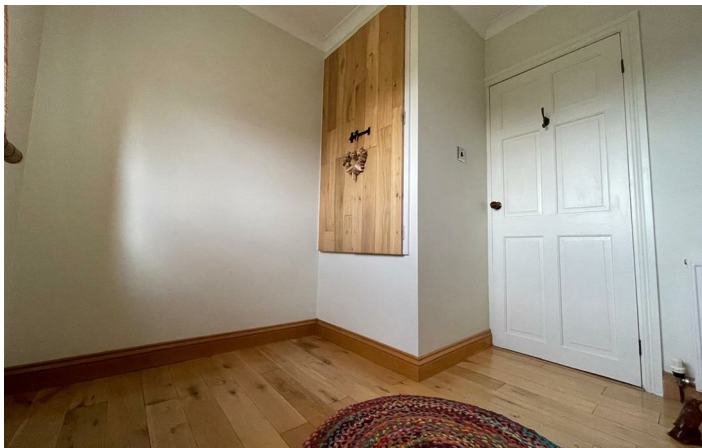
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#### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

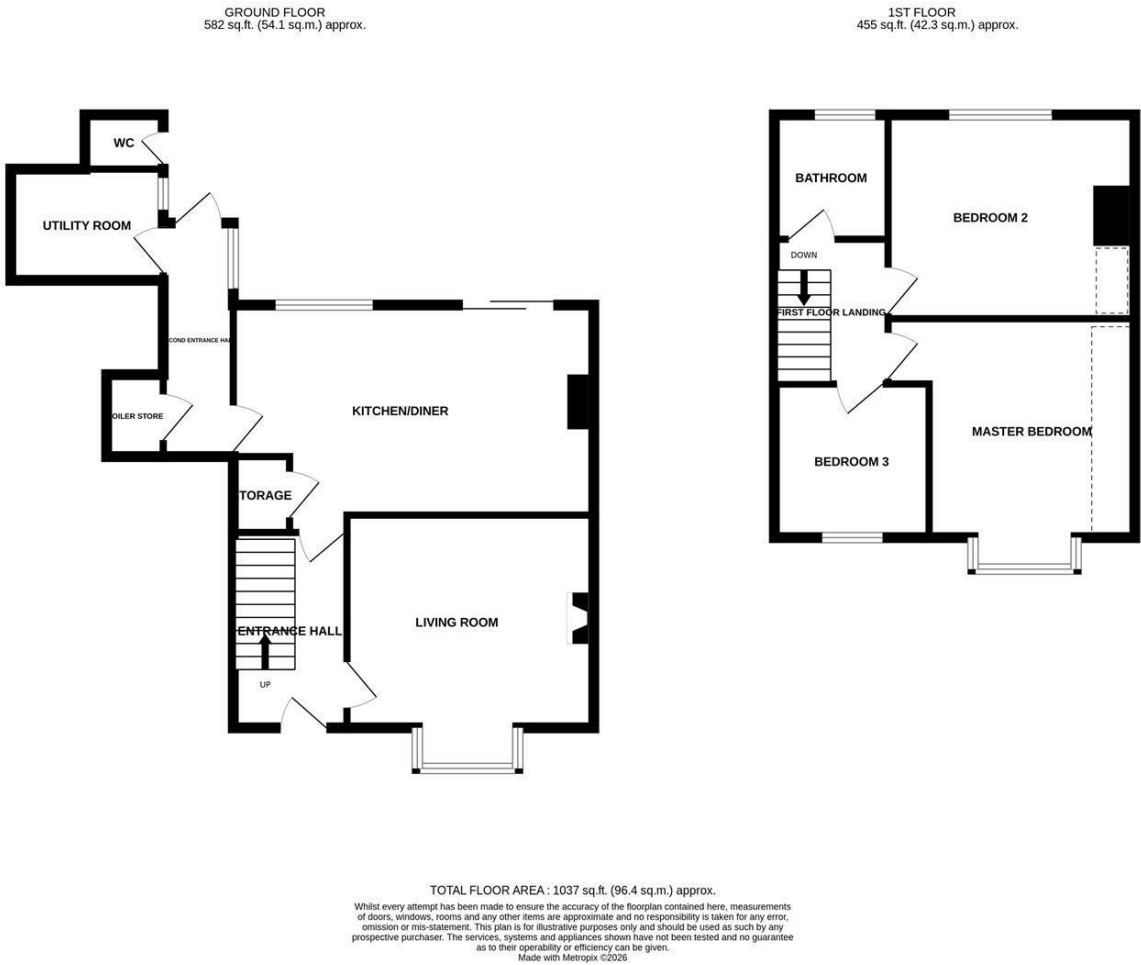
Call to book your FREE Valuation on 01964 533343.

- Three-bedroom semi-detached home
- Main bedroom with fitted wardrobes
- Separate utility room and useful storage
- Gravel driveway providing off-road parking
- Kitchen diner with patio doors to the garden
- Charming small village setting
- Bay-fronted living room with fireplace
- Established rear garden with two sheds and greenhouse
- Short drive to coastal town Hornsea





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |  |                                                                 |           |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
|                                             | Current | Potential                                                                             |  | Current                                                         | Potential |
| Very energy efficient - lower running costs |         |                                                                                       |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |         |                                                                                       |  | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |         |                                                                                       |  | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |         |                                                                                       |  | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |         |                                                                                       |  | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |         |                                                                                       |  | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |         |                                                                                       |  | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |         |                                                                                       |  | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |         |                                                                                       |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                                                               |  | England & Wales                                                 |           |
|                                             |         |  |  |                                                                 |           |