



Approximate total area⁽¹⁾
1162 ft²
108 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Offers Over
£325,000

Hazel Cottage, 6 The Crofts,
Ulrome, YO25 8UE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

SERVICES
Oil fired central heating, mains water and electric. The boiler is a worcester bosch which was new as of October 2024.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Hazel Cottage, 6 The Crofts, Ulrome, YO25 8UE

A rare opportunity to acquire an outstanding detached bungalow that has been transformed far beyond the expectations of a typical two-bedroom home. Hazel Cottage has been extensively renovated by the current owners to create a truly magnificent home, with a stunning rear extension featuring a show-stopping vaulted ceiling that forms a fabulous open-plan kitchen and dining space- flooded with natural light! Finished to an exceptional standard throughout, the property boasts contemporary styling, high-quality fixtures and fittings, and a level of presentation that allows buyers to move straight in and enjoy. Every detail has been carefully planned and considered, resulting in a home that is elegant, practical and unique. The accommodation is highly impressive, but the outside space is equally special. The expansive garden provides exceptional outdoor space rarely found with properties of this type, while beyond the landscaped gardens lies a woodland area, creating a space that will be appealing for keen gardeners. Perfectly positioned within walking distance of the seaside to enjoy a coastal lifestyle!

The property briefly comprises:- entrance hall, office, lounge, open plan kitchen/dining area, utility/shower room, two double bedrooms to the front of the property, large garden, single garage and off street parking for multiple cars.

LOCATION

Ulrome is a small, coastal village in East Yorkshire and is situated about 6 miles north of Hornsea and 1.4 miles from Skipsea. The most popular feature of this coastal village is the short five minute walk to the beach and the expansive sea views which offers a peaceful rural setting. The village forms part of the parish of Ulrome and Lissett, maintaining a close-knit community atmosphere while providing easy access to nearby coastal towns and attractions.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 2'7 (0.80m) x 10'6 (3.22m)

Door to the side aspect, coving, storage cupboard housing the water tank, laminated flooring, radiator and power points. There is also access to the loft.

OFFICE

Versatile reception room with window to the side aspect, coving, wood effect laminated flooring, radiator and power points.

LOUNGE- 10'4 (3.16m) x 21'5 (6.54m)

Cosy living area with windows to the side aspect, coving, dado rail, log burning stove (newly installed in November 2023) with mantle piece and stone hearth, wood effect laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 19'0 (5.81m) x 15'2 (4.64m)

Fantastic open plan and modern kitchen area with sliding doors to the rear out to the garden, velux windows to the side aspect with additional window to the side, inset spotlights, tiled splash back, a range of wall and base units with island and breakfast bar, inset sink, integrated pull out bins, space for fridge/freezer, built in eye level double oven, electric hob, extractor hood, wood effect laminated flooring, radiator, TV point and power points.

SHOWER ROOM/UTILITY ROOM- 6'9 (2.06m) x 8'9 (2.67m)

Opaque window to the side aspect, coving, inset spotlights, built in cupboards, tiled splash back, base units with worktop, sink with drainer unit, plumbing for washing machine, space for dryer, low flush WC, fully

tiled shower cubicle, wood effect laminated flooring, radiator and extractor fan.

BEDROOM ONE- 10'4 (3.16m) x 13'9 (4.20m)

Double bedroom with large bay window to the front aspect, coving, built in wardrobe, vinyl flooring, radiator, TV point and power points.

BEDROOM TWO- 8'7 (2.62m) x 9'4 (2.86m)

Window to the front aspect, coving, vinyl flooring, radiator and power points.

BATHROOM- 5'6 (1.68m) x 6'3 (1.91m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, panelled bath with shower attachment, laminated flooring, radiator and extractor fan.

GARDEN

A beautiful and private South-East facing garden which is a fabulous size enjoying a large lawned area to the rear, patio area following on from the sliding doors and garden shed. Continuing from this is more garden space which is laid with lawn, planted shrubs, flowers and mature tress leading down to a woodland area with log store. The garden is full enclosed with fencing and had gated side access.

GARAGE- 8'6 (2.61m) x 17'3 (5.27m)

Single garage with up and over door, side pedestrian door, oil fired boiler, power and lighting.

PARKING

Ample off street parking.

