



Station Road, Preston, Hull, HU12 8UY

Offers Over £340,000

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE THIS ELEGANT AND SUBSTANTIAL PERIOD SEMI-DETACHED PROPERTY WHICH BENEFITS FROM SPACE IN ABUNDANCE AND ALSO OFFERS THE POTENTIAL FOR A LARGE BUILDING PLOT TO THE SIDE (SUBJECT TO ALL NECESSARY PLANNING CONSENTS) - THIS REALLY IS A ONE OFF AND SHOULD NOT BE MISSED!





Summary: The accommodation briefly comprises entrance porch leading to entrance hall, lounge, dining room, breakfast room, modern fitted kitchen, utility room, garden room and bathroom, to the first floor four bedrooms and house bathroom, outside there are extensive lawned gardens with mature hedged borders of trees, shrubs and evergreens plus a large area of lawned garden to the side providing potential development opportunity. Located close to the school and with open views to the rear, this is simply a must view property!

Location: The village of Preston is located just off the A1033 approximately seven miles to the east of Hull and close to the historic town of Hedon. The well regarded South Holderness secondary school is located on the south side of the town. There is a local primary school, local shopping, church and a regular bus service to Hull.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Porch: Leading to ...

Entrance Hall: Leading to ...

Lounge: 14'6" x 13'8" (4.42m x 4.17m) With bay window to front, stunning period fire surround with decorative tiled insert and hearth, ceiling cornice, central rose and picture railing.

Dining Room: 13'8" x 12' (4.17m x 3.66m) With windows to side and rear and ceiling cornice.

Breakfast Room: 17'9" x 11'7" (5.4m x 3.53m) With two windows to side.

Kitchen: 11'9" x 8' (3.58m x 2.44m) With a comprehensive range of modern wall, floor and drawer units with butchers block style preparation surfaces over, matching upstands, sink and drainer inset, integrated oven, hob and hood.

Utility Room: 9'7" x 5'5" (2.92m x 1.65m) With plumbing for automatic washing machine and two windows to side.

Garden Room: 26' x 9'3" (7.92m x 2.82m) With twin sliding patio doors. Open to the garden and enjoying views over the garden.

Bathroom: 9' x 5'5" (2.74m x 1.65m) Fully tiled with a three piece suite comprising P-shaped panelled bath with shower over, wash hand basin within vanity furniture and low flush w.c.

First Floor

Bedroom 1: 14'3" x 13'5" (4.34m x 4.1m) With window to front aspect and fitted wardrobes.

Bedroom 2: 13'2" x 12' (4.01m x 3.66m) With window to rear aspect and built-in wardrobe.



Bedroom 3: 11'5" x 12'4" (3.48m x 3.76m) With built-in wardrobe and views to the rear over the garden and farmland beyond.

Bedroom 4/Study: 9'1" x 5'1" (2.77m x 1.55m) With window to front.

Bathroom: 6' x 7'9" (1.83m x 2.36m) Fully tiled with step-in shower enclosure, low flush w.c., wash hand basin within vanity furniture and tiled flooring.

Outside: There is off-road parking to the side leading to the garage and substantial lawned gardens with mature borders of flowers, trees, shrubs, evergreens and hedge plus a large area of lawn to the side offering potential development opportunity (subject to any necessary planning consents). To the rear the garden is non overlooked and is a real gardener's paradise.

Central Heating: The property has the benefit of gas fired central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

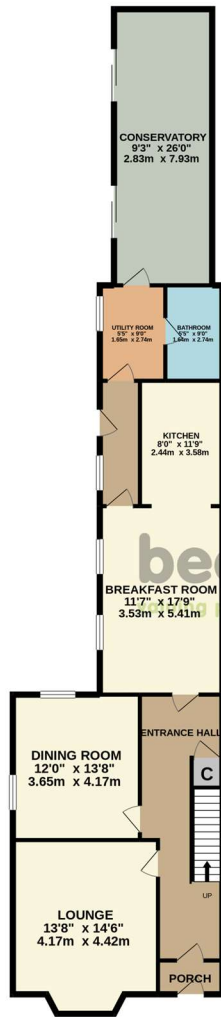
Viewings: Strictly by appointment with the sole agents.

Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hedon office on 01482 891234.

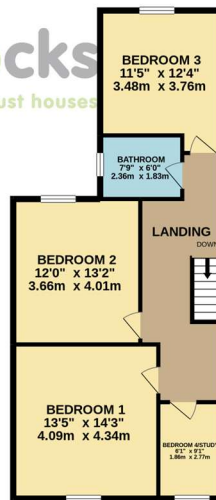
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GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2023 sq.ft. (187.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HEDON

1 ST AUGUSTINES GATE, HEDON, HULL, HU12
8EU

T. 01482 891234

E. HEDON@BEERCOCKS.COM

