Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Hawthorne House Back Lane

£250,000

Danthorpe Hull, HU12 9BN

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Set in an enviable position with open fields surrounding the property, this chain-free three bedroom semi-detached home offers an appealing combination of rural outlook, generous outdoor space and versatile accommodation. Sitting on a good size plot, it is particularly well suited to buyers looking for a quieter setting without compromising on practical space.
A real highlight is the substantial 6m x 8.40m workshop, providing an excellent facility for car enthusiasts, anyone running a small home business or those simply requiring significant secure storage. With a large roller shutter vehicle door, power connected and a secure pedestrian access door, this is a particularly useful addition that offers plenty of flexibility.
Inside, the property provides two reception rooms, a separate kitchen, utility/WC space and rear conservatory on the ground floor, with three good size bedrooms and a family bathroom above. The bathroom benefits from both a bath and separate shower cubicle, while all three bedrooms enjoy open views across the surrounding fields.
The rear garden provides a pleasant outdoor space, with a good size lawn, mature planted borders, a small feature pond, chicken shed and a summer house, all enclosed by a combination of fencing and hedging. There is also further garage/store space, adding to the property's excellent range of practical facilities.
Neutrally decorated throughout and benefiting from updated carpets, the property provides a blank canvas for a new owner to introduce their own style and make improvements over time. Offered with vacant possession and no chain involved, this is an appealing opportunity for a young family, hobbyist or buyer seeking a rural retreat with considerably more outside space and storage than might first be expected.











Approached via a gated driveway, the property provides ample off street parking for multiple vehicles, together with access to the substantial 6m x 8.40m workshop. The workshop is fitted with a large roller shutter vehicle door, power and a secure side pedestrian door, making it particularly suitable for vehicle storage, hobbies, workshop use or a small home business.
Behind the workshop is a further garage providing useful additional storage space as well as a chicken shed. The rear garden is laid predominantly to lawn and features mature planted borders, a small feature pond and a summer house. The garden is enclosed by fenced and hedge boundaries, creating a pleasant and private outdoor setting.
An entrance lobby leads directly into the lounge, which is a good size and features a central fireplace. The lounge is open plan to the dining room, where dual aspect windows provide plenty of natural light and create a comfortable space for family dining and entertaining.

Continuing through the property is a rear entrance lobby with a useful combined utility and WC area. From here, a door leads into the rear conservatory, which in turn provides access to the garden. The kitchen is also accessed from this lobby and is fitted with wooden-fronted units, together with tiled flooring. Stairs rise from the kitchen to the first floor, with useful storage space beneath.
The first floor landing provides access to three good size bedrooms, each benefiting from open views across the surrounding fields and countryside. Bedroom one further benefits from fitted wardrobes, providing useful built-in storage. The family bathroom completes the accommodation and is fitted with both a bath and separate shower cubicle, with tiled splash areas.

Lounge 16'0" x 12'0" (4.88m x 3.67m)

Dining Room 8'3" x 7'9" (2.53m x 2.38m)

Kitchen 13'1" x 7'11" (4.01m x 2.43m)

WC / Utility 7'11" x 3'9" (2.43m x 1.16m)

Conservatory 9'4" x 7'8" (2.86m x 2.35m)

Bedroom 1 14'5" x 8'7" (4.4m x 2.64m)

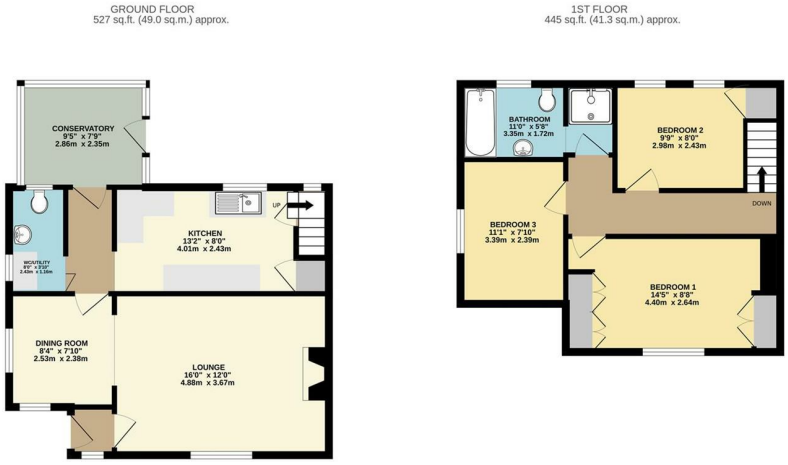
Bedroom 2 9'9" x 7'11" (2.98m x 2.43m)

Bedroom 3 11'1" x 7'10" (3.39m x 2.39m)

Bathroom 10'11" x 5'7" (3.35m x 1.72m)

AGENT NOTES

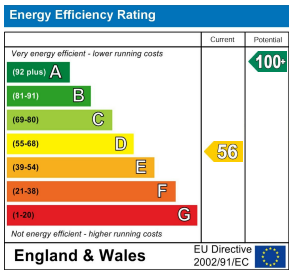
Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by an oil fired boiler.
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax band B.
Drainage is by way of a septic tank.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Energy Efficiency Graph



Tenure: Freehold

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