



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Rose Villa Chimney Field Road

£230,000

Halsham Hull, HU12 0BS



Offers invited between £230,000 - £250,000

A charming period semi-detached house, enjoying an enviable position overlooking open fields whilst remaining just a short drive from the nearest town and beach. Extended to the rear, this deceptively spacious home offers an excellent balance of character and modern family living, centred around an impressive open plan kitchen diner that forms the heart of the home.

The ground floor provides an abundance of flexible living space, with two welcoming reception rooms complemented by the extended kitchen, dining and family area. Whether entertaining guests or enjoying everyday family life, the layout has been thoughtfully designed to create a sociable and practical home.

Upstairs, three genuine double bedrooms provide excellent accommodation for a growing family, with the front bedrooms enjoying far-reaching views across the surrounding countryside. A useful utility room, boot room and ground floor WC further enhance the practicality of the property.

Externally, the west facing rear garden offers a private and peaceful space to relax and unwind, making the most of the afternoon and evening sunshine. A three car driveway provides valuable off street parking, completing a home that successfully combines period charm with modern convenience.





A decorative hedge and metal pedestrian gate create an attractive approach, leading to a recessed entrance and into the welcoming hallway. A traditional staircase rises to the first floor, with a useful storage cupboard beneath.

Leading from the hallway are two front reception rooms. The lounge enjoys a pleasant outlook over the fields and features a log burning stove, creating a cosy focal point for the winter months. Alongside is a second reception room, ideal as a sitting room, snug or home office.

Continuing through the property is a practical utility room, leading into the impressive kitchen. Fitted with a range of cream units, the kitchen features a chimney breast housing a range style cooker together with integrated fridge and dishwasher. Tiled flooring flows throughout this space and into the rear extension.

The extension creates a superb open plan living and dining area overlooking the garden, with French doors opening outside to provide an ideal space for family life and entertaining.

Leading from the kitchen is a useful boot room with

stable door to the garden, together with access to the convenient ground floor WC.

To the first floor, the staircase rises to a split landing providing access to three generous double bedrooms. The two front bedrooms enjoy uninterrupted views across the surrounding fields, while the third double bedroom overlooks the rear garden.

Completing the accommodation is the family bathroom, fitted with a P-shaped bath with shower over, together with a vanity basin and WC.

Outside, the west facing rear garden is predominantly laid to lawn with mature hedge boundaries, established planting and a greenhouse. A patio adjoins the rear of the property, providing an ideal space for outdoor seating, while beyond the garden a three car driveway provides valuable off street parking.

- Lounge 12'10" x 12'9" (3.92m x 3.9m)
- Sitting Room 12'9" x 12'1" (3.91m x 3.7m)
- Utility Room 9'0" x 5'10" (2.76m x 1.8m)
- Kitchen 13'1" x 12'11" (4m x 3.95m)

- Dining Room 17'10" x 8'4" (5.45m x 2.55m)
- WC
- Boot Room
- Bedroom 1 12'11" x 12'9" (3.95m x 3.9m)
- Bedroom 2 12'11" x 12'9" (3.94m x 3.91m)
- Bedroom 3 12'9" x 12'1" (3.9m x 3.7m)
- Bathroom 8'2" x 5'9" (2.5m x 1.77m)

Agent Notes

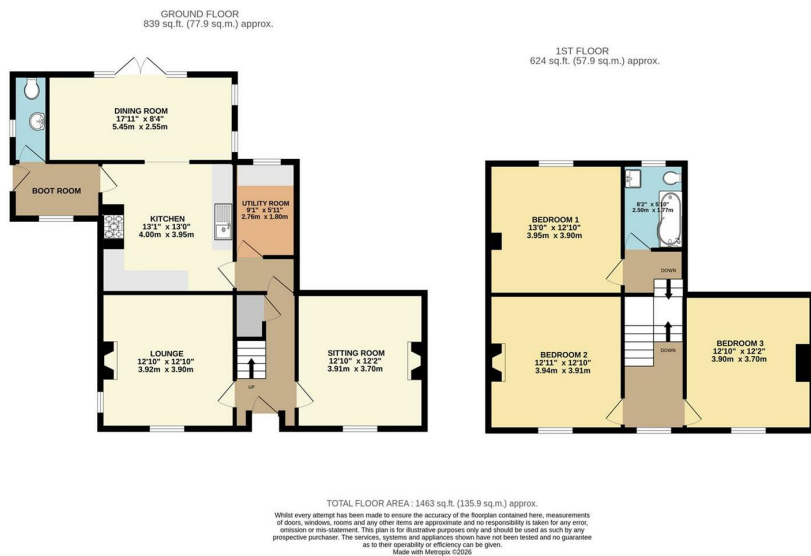
Parking: Off street parking is available with this property.

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.

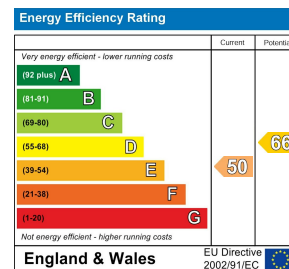
Drainage is by way of a septic tank.

Council tax band C



Energy Efficiency Graph

tenure: Freehold



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