



The Elms Hull Road, Skirlaugh, Hull, East Yorkshire,
HU11 5AE

LEONARDS
SINCE 1884

- Imposing Grade 2 Listed Residence
- Four/Five Reception Rooms
- Extensive Lawned Gardens
- Viewing Highly Recommended

- Standing in Gardens of c.1.03 acres
- Four/Five Bedrooms
- Generous Parking Area

- Generous Well Proportioned Accommodation
- Two Shower Rooms and Family Bathroom
- Oozes Charm and Character

Welcome to The Elms, an imposing Grade 2 listed residence. Occupying an extensive garden plot of circa 1.03 acres this fabulous home oozes character and charm. The generous and versatile accommodation comprises of four/five reception room areas, farmhouse kitchen and utility room. To the first floor can be found the four bedrooms along with two shower rooms and a main bathroom. Off the kitchen via a second individual staircase there is an additional study or potential fifth bedroom. A real attraction of this residence is the delightful gardens which are laid predominately to lawn with a variety of trees, bushes and shrubs. A circular driveway provides access to the property and via a side drive access to the garage. Gas fired central heating system. Viewing strictly by appointment with Leonards.

Offers In The Region Of £595,000



Location

Located off Hull Road on the village outskirts. Skirlaugh is well served by village shops, public house and its own primary school. The village is located about 11 miles by road from the Hull city centre and a similar distance from the market town of Beverley as well as the East Yorkshire coastal town of Hornsea. The village provides a range of services including convenience store which incorporates a Post Office, CE Primary School and the Church of St Augustine, public house and regular bus service.

what3words://love.speaks.woof

Entrance Hall

11'10" x 14'1" (3.627m x 4.293m)

Main front entrance door provides access into the welcoming hallway. A return staircase provides access to the first floor accommodation with small under stairs cupboard. Wooden flooring. Dado rail. Radiator.

Sitting Room

14'11" to back of chimney breast x 14'1" (4.565m to back of chimney breast x 4.296m)

Two windows to the front elevation with feature shutters. Fire surround with coal effect fire. Wooden flooring. Radiator.

Dining Room

14'5" to back of chimney breast x 14'0" (4.410m to back of chimney breast x 4.285m)

Two windows to the front elevation. Fire surround.

Lounge

15'3" + bay x 13'11" (4.650m + bay x 4.264m)

Window to the side elevation and French door to the rear. Radiator.

Inner Hall

Radiator. Access to rooms off.

Study Store

10'8" x 11'6" (3.255m x 3.522m)

Breakfast Room

14'0" x 15'7" (4.283m x 4.752m)

Feature brick faced fireplace with log burner with tiled hearth. Exposed beamed effect ceiling. Two windows to the side elevation. Tiled flooring. Radiator.

Kitchen

13'1" x 13'11" (3.990m x 4.265m)

A farmhouse style kitchen which is fitted with a range of base cupboard and drawer units. Work surfaces incorporate the Belfast style deep glazed sink unit with mixer tap. Space for range style cooker. Windows to the side and rear elevations. Exposed beamed effect ceiling.

Study/Bedroom Five

13'0" x 14'0" (3.966m x 4.286m)

Accessed from the kitchen with stairs off. Windows to the side and rear elevations. Radiator. Access to roof void.

Rear Entrance Utility

7'0" x 13'10" (2.142m x 4.225m)

Worcester gas fired central heating boiler. Base and wall units. Plumbing for washing machine. Space for dryer. Window to the rear elevation with side entrance door. Tiled flooring.

First Floor Landing

11'11" x 19'2" max (3.652m x 5.848m max)

Window to the front elevation. Access to roof void. Doors to all rooms off.



Bedroom One

14'6" to back of chimney breast x 14'1" (4.420m to back of chimney breast x 4.309m)

Two windows to the front elevation. Fire surround. Radiator. Door and steps down to:

Shower Room

6'0" x 7'2" (1.840m x 2.187m)

Shower cubicle with mains shower and wash hand basin. Part tiled walls. Window to the side elevation. Walk in closet off. Access into:

Family Bathroom

14'4" x 8'6" + door recess (4.370m x 2.613m + door recess)

Suite of bath with claw feet, high flush WC and wash hand basin. Window to the side elevation.

Radiator.

Bedroom Two

15'0" to back of chimney breast x 14'1" (4.577m to back of chimney breast x 4.316m)

Two windows to the front elevation. Fire surround. Radiator.

Bedroom Three

15'2"n x 14'0" includes shower room (4.632n x 4.288m includes shower room)

Windows to the side and rear elevations. Fireplace. Radiator.

Shower Room

Suite of shower cubicle with mains shower, wash hand basin and WC. Velux roof light window. Towel rail radiator.

Bedroom Four

11'5" x 11'11" (3.482m x 3.646m)

Steps down into the room. Window to the rear elevation. Radiator.

Outside

Occupying an extensive garden plot of circa 1.03 acres. The gardens are predominately laid to lawn with a variety of trees, bushes and shrubs. Located off the main Hull Road, The Elms is approached via a circular driveway which provides access to the house. The large rear garden is a true delight and features a patio area which adjoins the rear of the property. There is a wildlife pond in the garden along with a garden shed/store and old greenhouse (requires attention).

Garage

12'4" x 24'2" (3.764m x 7.388m)

Wooden opening front access doors. Window and side personal access door.

Agents Note - Grade 2 Listed Dwelling

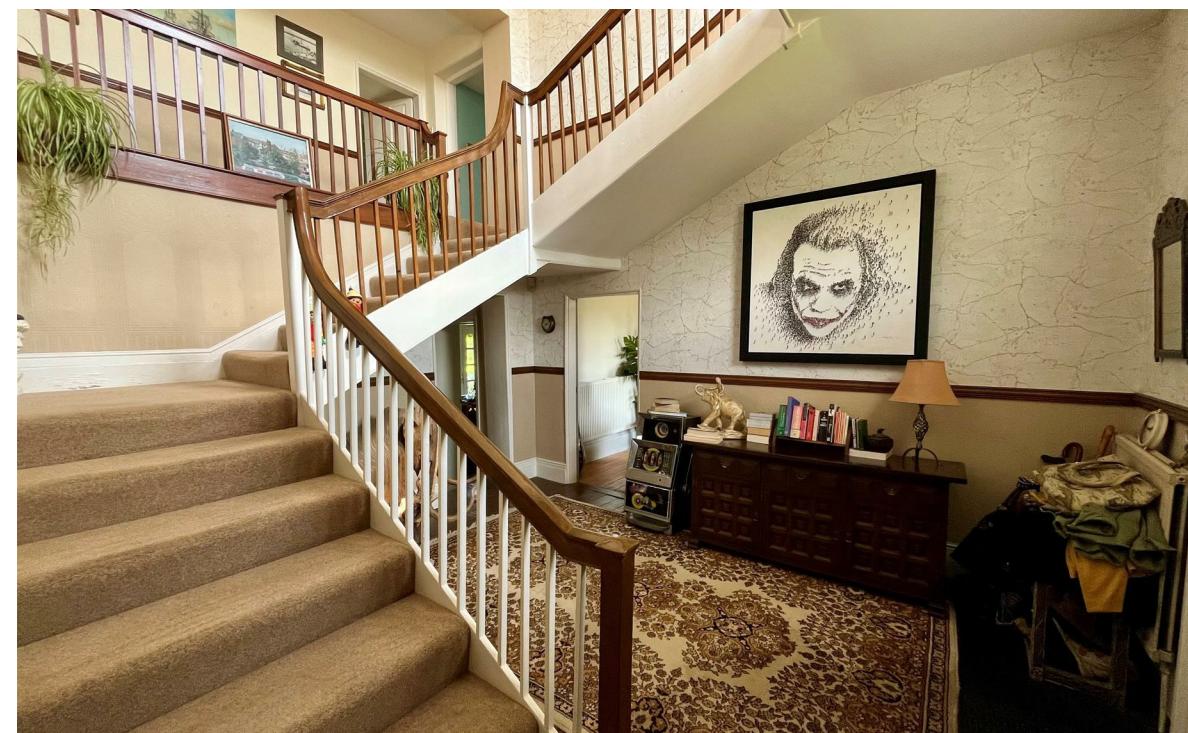
The property is Grade 2 listed. Entry number 1309891 from 24th Sept 1987. The listing entry names the property being known as Southernwood. We have been advised by the seller that the name of the property was changed in 1879 to The Elms.

SKIRLAUGH HULL ROAD TA 13 NW (east side) 5/36 Southernwood - II House. Late C18 with later additions and alterations. Pinkish-yellow brick with stone dressings and cement tile roof. 2 storeys, 5 bays, symmetrical elevation, with ranges to rear. Central entrance a 6-fielded-panel door with divided overlight within pilastered surround with consoles and hood. 4-pane sashes with stone sills throughout under channelled wedge lintels with keystones. Ashlar kneelers. Brick copings. End stacks. Tumbled-in brickwork to gable ends. Interior has shutters to some windows.

Listing NGR: TA1483338735

Energy Performance Certificate

The current energy rating on the property is D (63).



Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number SKR038123000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. Drainage is via a water treatment plant.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

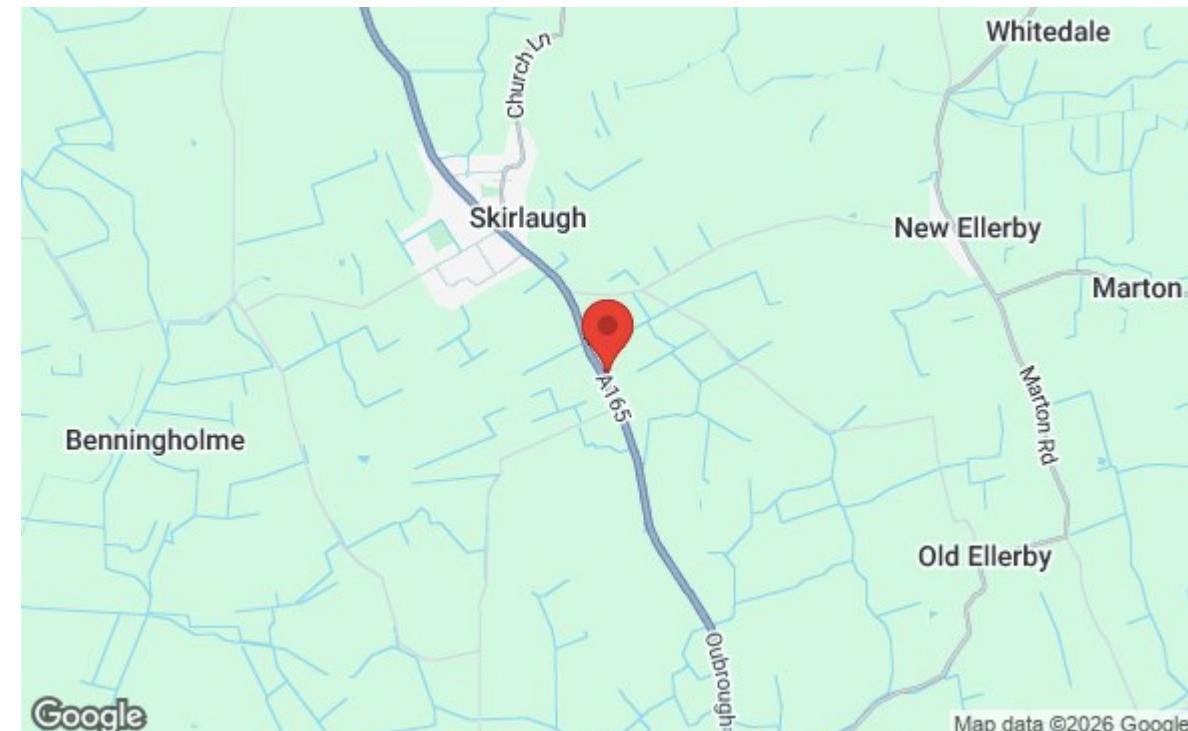
The tenure of this property is Freehold.

Viewings

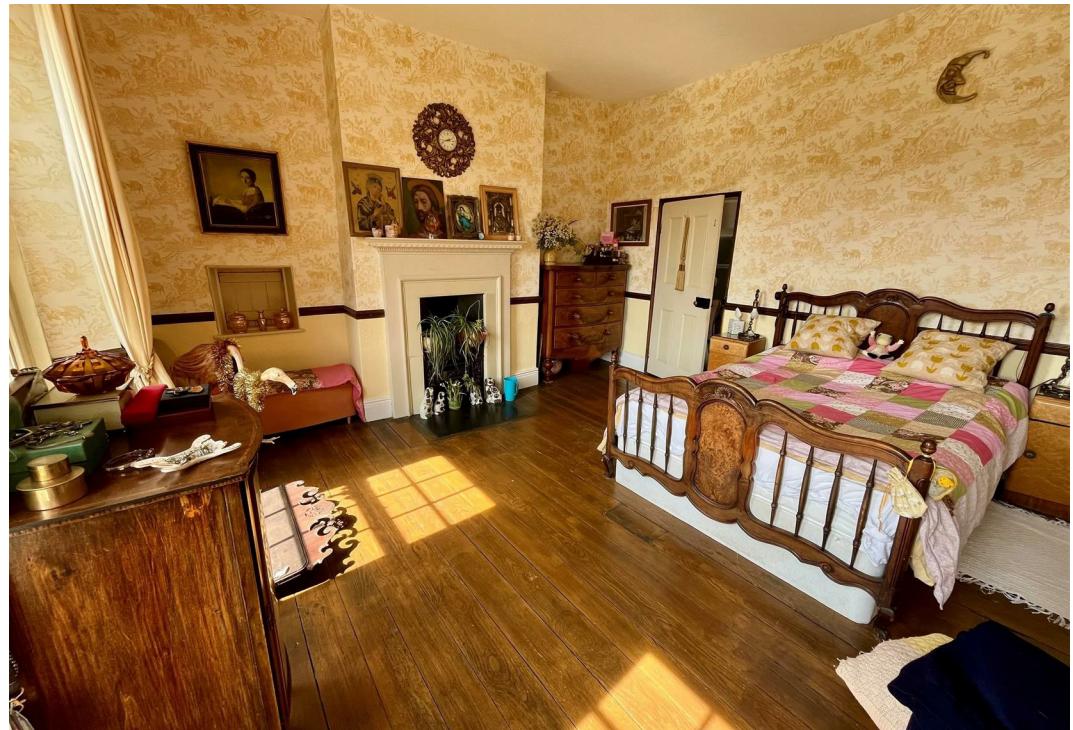
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check your agency agreement for any early termination costs or charges which may apply.









The Elms, Hull Road, Skirlaugh

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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