



Westfield Hull Road, Withernsea, HU19 2EH

LEONARDS

SINCE 1884

- Substantial Detached Farmhouse Style Property
- Useful Outbuildings including Barn and Large Cattle Shed/Barn
- Galleried Landing Area with Up to Five Bedrooms off
- Viewing Strictly By Appointment with Leonards
- Standing in Gardens and Ground of circa 5.53 acres
- Large Farmhouse Style Dining Kitchen
- Family Bathroom with Additional Shower Room
- Generous and Versatile Living Space
- Lounge and Additional Reception Room or Ground Floor Bedroom
- Open Front Garage and Generous Parking Areas

Nestled on Hull Road in the charming coastal town of Withernsea, this impressive detached farmhouse style property offers a perfect blend of space and comfort for family living. With five bedrooms, this property is ideal for those seeking ample room for family members or guests. The house boasts up to two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. The well-appointed bathroom is complimented by two additional shower rooms to ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day. Standing in grounds of circa 5.53 acres with useful outbuildings including a substantial cattle shed/barn. Withernsea is known for its friendly community and beautiful seaside, making this property not just a house, but a wonderful home. The location offers easy access to local amenities, schools, and the stunning coastline, perfect for leisurely strolls or family outings. This detached house on Hull Road is a rare find, combining spacious living with a desirable location. It presents an excellent opportunity for those looking to settle in a vibrant area with a strong sense of community. Don't miss the chance to make this delightful property your new home.

Offers Over £500,000



Location

The property is located along Hull Road, in Withernsea which is a seaside town located approx. 19 miles to the east of Hull City Centre. There is a range of local facilities, including the local landmark the white inland lighthouse. The wide promenade reaches north and south from the Pier Towers.

Entrance Lobby

Main front entrance door with adjoining side screen provides access into the property. Inner door with with screen side leads into:

Entrance Reception Hall

Stairs provide access to the first floor accommodation. Feature exposed stone faced wall. Under stairs cupboard.

Shower Room

4'9" x 8'2" + shower recess (1.453m x 2.503m + shower recess)
Suite of shower cubicle with electric shower unit. Vanity unit with basin. WC. Window to the side elevation. Wooden effect flooring. Radiator. Electric towel rail.

Reception Room - Additional Bedroom

11'8" x 18'2" max (3.576m x 5.544m max)

A versatile room which could be used as an additional ground floor bedroom if required or a reception room. Window to the rear elevation. Radiator.

Lounge

13'2" x 22'8" (4.032m x 6.924m)

A lovely rear facing room with feature exposed stone faced walls. Multi fuel room room heater. Patio door to the rear garden. Radiator.

Farmhouse Style Dining Kitchen

13'3" x 35'3" + 6'2" + 15'3" (4.043m x 10.752m + 1.887m + 4.664m)

A spacious L shaped farmhouse style breakfast kitchen with an extensive range of base units with contrasting work surfaces over which incorporate a twin bowl sink unit. Appliances of electric oven, microwave and hob with hood over. AGA oil fired cooking range which also provides the hot water. Feature exposed brick faced wall. Windows to the front and side elevations with patio door to the rear. Three radiators, Wooden effect flooring.

Pantry

11'0" x 7'1" (3.377m x 2.164m)

Window to the front elevation. Stout wooden worktop/bench. Shelving. Tiled floor.

Entrance Area

13'1" x 12'2" (4.004m x 3.710m)

Additional entrance door provides access into the property.

Barn Area

8'2" x 13'0" (2.508m x 3.983m)

Containing the Worcester Danesmoor oil fired central heating boiler. Feature exposed stone faced wall. Small window to the front elevation. Stairs off to the loft area. Access into the laundry area off.

Loft Area

13'7" x 34'5" (4.149m x 10.507m)

A useful loft storage space with sloping ceiling profiles. Windows to the side elevations.

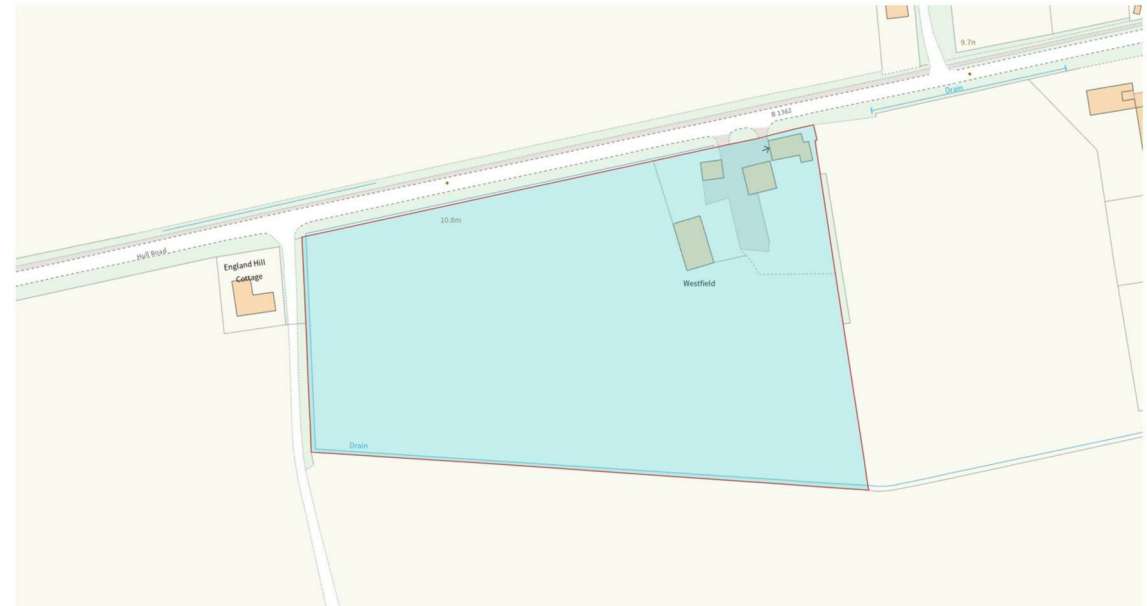
Laundry

11'11" x 13'1" (3.654m x 4.002m)

Belfast style deep glazed sink unit. Additional wash hand basin. Separate WC. Space for appliances. Window to the front elevation.



Westfield, Hull Road, Withernsea,
HU19 2EH - c. 5.53 acres



First Floor Galleried Landing

A generous size landing area with window to the front elevation. Two roof access points. Radiator. Access doors to all rooms off.

Bedroom One

11'6" x 17'5" (3.529m x 5.332m)

Windows to the side and rear elevations. Wardrobes. Dressing table with drawers. Radiator. Doors to the balcony.

Balcony

A delightful area which enjoys panoramic distant views over open countryside,

Shower Room

8'1" x 5'3" (2.479m x 1.602m)

Suite of shower cubicle with electric shower unit. Vanity unit with wash hand basin. WC. Radiator. Electric towel rail. Part tiled walls. Tiled flooring. Window to the side elevation.

Bedroom Two

12'7" to cb x 13'8" (3.855m to cb x 4.166m)

Window to the rear elevation. Fireplace feature. Radiator.

Bedroom Three

12'7" to cb x 13'8" (3.842m to cb x 4.169m)

A double aspect room with windows to the side and rear elevations. Fireplace feature. Cylinder cupboard. Radiator.

Bedroom Four

13'7" x 11'5" (4.153m x 3.494m)

A double aspect room with windows to the front and side elevations. Radiator.

Bedroom Five - Study

6'2" x 9'3" (1.905m x 2.832m)

Window to the rear elevation. Wardrobe. Radiator.

Family Bathroom

11'0" x 7'0" (3.362m x 2.147m)

Suite of bath with mains shower attachment to the taps with telephone style fittings. Twin wash hand basins with vanity cupboards beneath. WC. Window. Radiator. Electric towel rail radiator. Part tiled walls. Wooden effect flooring.

Outside

The property occupies a substantial plot and stands in gardens and grounds of circa 5.53 acres. Useful outbuildings and generous parking areas.

Open Fronted Garage

19'5" x 35'5" (5.924m x 10.798m)

An open fronted garage/store area with split level flooring. Windows. Light/power. Oil storage tank.

Cattle Shed - Barn

34'0" x 59'11" (10.384m x 18.266m)

Substantial and versatile outbuilding.

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.



Energy Performance Certificate

The current energy rating on the property is E (45).

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 RIM033930070. 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 and electric are connected. Heating is provided by the oil fired central heating boiler. Drainage is to a septic tank. None of the services or appliances including boilers, fires and any room heaters have been tested.

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 unregistered at the land registry but believed to be freehold.

Agents Note - New Future Development Clause

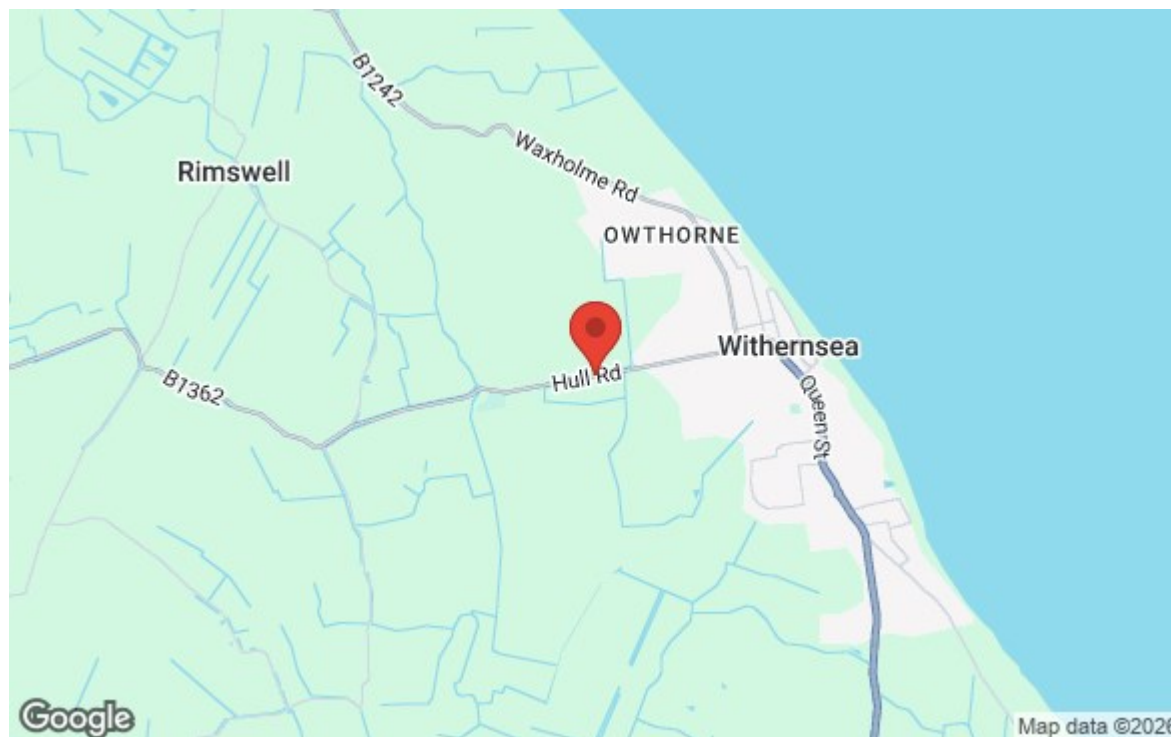
The property is sold subject to an overage provision reserving to the sellers the benefit of a 25% of the uplift from the sale price of the whole of the land and associated outbuildings for a 25 year term for any residential or commercial property planning approval/alteration. This would exclude extension/alteration to the current dwelling house.

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 you agency agreement for any early termination costs or charges which may apply.











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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	45		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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