



## 4 Grange Cottages Kidhill Lane, Benningholme, Hull, HU11 5EF

- Fabulous Semi Detached House
- Generous Garden Plot of approx. 0.25 acre
- Cottage Style Feel with Multi Fuel Room Heater
- Two First Floor Bedrooms and Shower Room
- Useful Outbuildings and Outside WC
- Semi Rural Location with Distant Open Views
- Air Source Heat Pump System and Double Glazing
- Farmhouse Kitchen with Electric Range Style Cooker
- Parking For Several Vechiles
- Rare Opportunity with An Early Viewing Advised

**Offers In The Region Of £255,000**



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# 4 Grange Cottages Kidhill Lane, Benningholme, Hull, HU11 5EF

Nestled in the charming area of Benningholme, Hull, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Upon entering via the kitchen, you will then find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease. One of the standout features of this property is generous garden plot of approx. 0.25 acre along with the ample parking space available several vehicles. This added convenience allows for easy access and peace of mind for residents and visitors alike. The location in Benningholme offers a pleasant semi rural atmosphere, with local amenities nearby in Skirlaugh and open spaces nearby, making it a wonderful place to call home. Whether you are looking to settle down or invest, this semi-detached house is a fantastic choice that combines comfort, practicality, and a sense of community. Do not miss the chance to view this lovely property and envision your future in this delightful setting.

## Location

Located on Kidhill Lane with access from Benningholme Lane, Skirlaugh. The village of 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.

## Lounge

16'4" x 11'0" (4.995m x 3.365m)

Window to the front elevation. Multi fuel room heater. Radiator. Stairs off to the first floor accommodation. Wooden effect flooring.

## Kitchen

15'2" x 8'6" (4.624m x 2.593m)

Fitted with a range of base and wall units. Contrasting work surfaces with deep glazed style sink unit. Cookermaster Leisure range style electric cooker with hood over. Two windows to the rear elevation with rear entrance door. Two floor level heaters. Tiled flooring.

## First Floor

Window to the side elevation.

## Bedroom One

12'11" extends to 16'5" into recess x 11'0" (3.960m extends to 5.006m into recess x 3.364m)

Window to the front elevation. Feature fireplace. Radiator. Cupboard with water tank unit. Access to roof void. Wooden effect flooring.

## Bedroom Two

9'2" x 8'6" (2.803m x 2.591m)

Window to the rear elevation. Radiator.

## Shower Room

6'10" x 5'3" (2.086m x 1.621m)

Suite of shower cubicle with main shower. Wash hand basin. WC. Towel rail radiator. Extractor fan. Part tiled walls. Window to the rear elevation.

## Outside

A real feature of this super property is undoubtedly the location and fabulous garden plot. Standing in grounds of approx. 0.25 acre with extensive lawned areas, mature trees and hedges. There is off road parking for several vehicles with a temporary under cover car port structure in place. There are distant open views from the front and rear.

## Outbuildings

An additional feature of the property is the useful garden store/home office area. Boiler house/utility room and a separate WC.



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## Energy Performance Certificate

The current energy rating on the property is pending.

## 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 A for Council Tax purposes. Local Authority Reference Number SWI034950050. 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 procurator fee they receive.

## Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. Heating is provided by the air source heat pump system. We have been advised that drainage is to a septic tank located away from the property in a neighbouring garden.

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


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

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