Quick & Clarke

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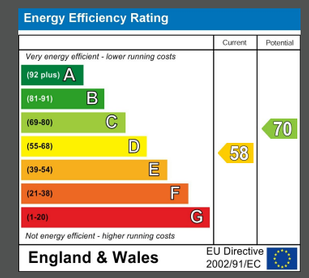


Hollytrees Main Street, Grimston, Hull, HU11 4QE

Offers in the region of £379,950

- Simply Stunning Home
- Flexible Living Spaces & Annex
- Superb Gardens
- Extensive Plot
- Must be Viewed
- Offering in Excess of 2200sq ft of Accommodation
- Delightful Rural Location
- Excellent Parking & Garage
- Woodland Walk
- Energy Rating - D

LOCATION
This property is located within a small attractive rural hamlet known as Grimston which lies about 3.5 miles by road to the south of Aldbrough, close to the East Yorkshire coast. The property enjoys a tucked-away location yet lies within easy access of the city Hull which is about 14 miles away by road.

ACCOMMODATION
The accommodation has UPVC double glazing to all but the entrance porch, cloaks/W.C. window which is single glazed with a timber frame and there are two double glazed Velux roof lights, oil fired central heating via hot water radiators and is arranged on two floors as follows:

PORCH
With outer door and inner door to:

ENTRANCE HALL
8'4" x 16'5"
With stairs leading off incorporating a cupboard under, engineered oak flooring and one central heating radiator.

CLOAKS/W.C.
With a white suite comprising of a vanity unit housing the wash hand basin, low level W.C., half height tiling to the walls and one central heating radiator.

LOUNGE
17'6" x 14'5"
With an open fire incorporating an ornamental tiled inset and tiled hearth with surround, engineered oak flooring, built in shelves to either side of the chimney breast and one central heating radiator.

DINING KITCHEN
15'9" x 17'11" overall
With a good range of fitted base and wall units incorporating granite worksurfaces and matching breakfast bar, inset stainless steel sink and conglomerate drainer, built in dishwasher, an electric Rangemaster cooker with extractor hood over, a kickspace heater, picture window overlooking the rear garden, downlighting to the ceiling, a double glazed Velux roof light, oak flooring and one central heating radiator. There is also a doorway which leads through to the Annex.

DAY ROOM
18'2" x 10'5"
With a wood burning stove set in a recess with hearth and timber mantle over, oak flooring, one central heating radiator and open square arch to:

SUN ROOM
10'5" x 10'
With UPVC double glazed windows and double French doors to the rear garden, solid oak flooring and one central heating radiator. This room enjoys lovely views to the rear garden.

FIRST FLOOR

SPACIOUS LANDING
With two access hatches to the roof space, one central heating radiator and doorways to:

BEDROOM 1 (FRONT)
18'3" x 13'8" overall
With built in cupboards and one central heating radiator.

BEDROOM 2 (REAR)
18'3" x 10'5"
With built in cupboards and one central heating radiator.

BEDROOM 3 (FRONT)
9'7" x 14'4"
With a built in cupboard and one central heating radiator.

BEDROOM 4 (FRONT)
7'11" x 10'11"

BATHROOM/W.C.
15'4" x 9'4" overall
With built in cupboards across one wall one of which houses the modern central heating boiler and hot water tank, twin ended bath with freestanding taps over, independent corner shower cubicle, low level W.C., wash hand basin, full height tiling to the walls, ceramic tiled flooring and a combined towel warmer and radiator.

ANNEX
Which has a doorway leading from the dining kitchen and a separate access from the rear garden via a UPVC entrance door. This would make an ideal area for multi generation living, teen annex or for visitors. Equally it can provide more family living space to the the main house.

KITCHEN
7'5" x 10'
With a double glazed Velux roof light, fitted base and wall units incorprating worksurfaces and tiled splashbacks, an inset stainless steel sink unit, built in oven and downlighting to the ceiling.

SHOWER ROOM/W.C.
5'6" x 8'9"
With a large walk in shower cubicle which has mermaid boarding to the walls, a hand shower and rain shower above, pedestal wash hand basin, low level W.C., part tiling to the walls and an electric wall mounted fan heater.

SITTING ROOM/BEDROOM
13'3" x 21'1" overall
With double French doors to the side, two wall mounted electric room heaters and double French doors to the conservatory.

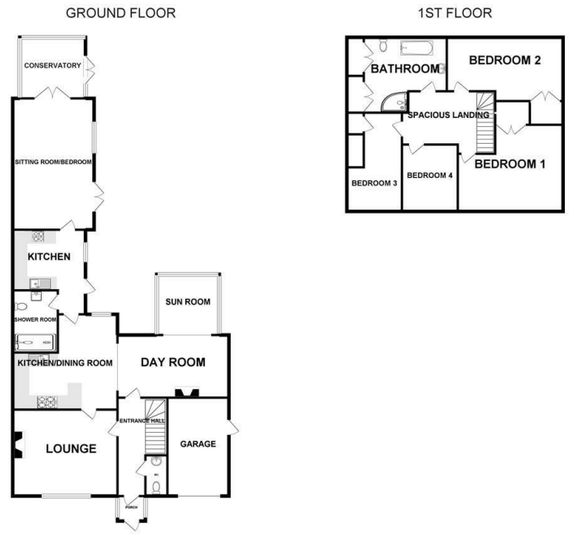
CONSERVATORY
9'7" x 10'2" (measured to glass)
With a brick base, UPVC double glazed windows and pitched polycarbonate covered roof and double French doors leading to the rear garden.

OUTSIDE
The property sits behind a generous frontage with fore gardens and an extensive block paved parking drive provides plenty of parking and leads to the integral garage 9'7" x 16'6" with up and over main door, power, light, water laid on and side personal door.

A large patio adjoins the rear of the property with delightful well established gardens beyond including lawns, ornamental pond, paved pathways and a large summerhouse which would make an ideal home office. Beyond the main gardens there is a woodland walk which winds its way alongside open fields and countryside providing yet another attractive feature to this delightful cottage.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND
The council tax band for this property is band D.



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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