





The Property Specialists

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62 Newland Park, Hull HU5 2DS
£775,000



- "Woodcroft" is something extremely special
- Imposing detached house occupying an enviable plot
- Almost 3000 square feet
- Outstanding property with an abundance of features
- Five receptions and reception Hallway
- Four Bedrooms
- Three Bathrooms; Principal Bedroom with dressing room and ensuite
- Beautiful gardens encasing the property
- Electric gates with half moon driveway and garage with electric door
- EPC: Council Tax:

"Woodcroft" is one of the most beautiful imposing houses on Newland Park. We believe the house was designed and built by the highly regarded local Architect William Botterill & Son with the visual beautiful architecture elevations, style and finish, that this firm were renowned for.

With almost 3000 square feet of versatile space, the property which has been owned for 46 years by the current family now seeks its new owners with no onward chain.

The accommodation has a decadence of style and finesse, embracing modern living yet retaining an abundance of beautiful original features you would hope to discover in such an imposing property. The property enjoys, Entrance Lobby, Beautiful Entrance Reception Room with sweeping staircase to the first floor accommodation. There are Five Reception Rooms, Modern Kitchen with a host of built-in appliances, Utility Room and second Entrance with Cloaks off.

On entering the first floor the Landing Reception provides space and light and leads to Four Double Bedrooms; the principal with Dressing Room and En-suite Shower Room. House Bathroom with separate WC and additional Guest Bathroom which serves one of the bedrooms.

Twin electric gates lead to parking on the half moon driveway for numerous vehicles, and the larger than average garage with electric door.

The gardens are simply beautiful, being of a well maintained, established appearance offering privacy and vast outdoor space.

This property is one of the most beautiful homes we have had the pleasure of listing to which an internal viewing is an absolute must to fully appreciate the wealth of living "Woodcroft" has to offer. This house really is extremely special.

LOCATION
62 Newland Park has a superb position in the heart of this exclusive residential area which is one of the most highly regarded residential areas of Hull. Consisting of two Crescents which lead off from Cottingham Road close to Hull University, the area is established and leafy and has many properties of architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
An oak door with glazed insert leads into:

ENTRANCE PORCH
Door leading into:

RECEPTION HALLWAY
13'11 x 13'7" plus bay (4.24m x 4.14m plus bay)
Walk-in bay window with leaded lights to the front elevation, oak flooring throughout, delft rack and sweeping staircase having carved balustrade leading to the first floor accommodation.

LOUNGE
18'4" x 13'10" plus bay (5.59m x 4.22m plus bay)
Beautiful bay window enjoying undisturbed views over the rear garden, two sets of French doors to the side both of which lead into the garden room, feature fireplace with marble back and hearth incorporating a living flame gas fire, TV aerial point, beautiful moulded coving, picture rail and ceiling rose.

GARDEN ROOM
11'2" x 9'10" (3.40m x 3.00m)
Enjoying undisturbed views over the rear garden, French doors opening out onto a patio and beautiful feature marble tiled flooring.

DINING ROOM
13'7" x 17'11" decreasing to 15'11" (4.14m x 5.46m decreasing to 4.85m)
Large pane window to the front elevation and walk-in bay window to the side elevation providing a stunning dual aspect overlooking the gardens. Period oak fireplace with marble inset and electric point, stunning moulded coving, picture rail and Art Deco ceiling.

SNUG
13'11" x 11'8" (4.24m x 3.56m)
Window to the side elevation, stone fireplace with living flame gas fire, coving to ceiling, delft rack and window to the front elevation.

KITCHEN OPENING TO BREAKFAST ROOM
14'1" x 10'10" opening to 10'6" x 9'7" (4.29m x 3.30m opening to 3.20m x 2.92m)
Extensive range of white base and wall units with integral lighting to the wall units, incorporating large storage drawers, tile splashbacks, induction hob with electric oven and microwave combination, integral fridge and freezer, integral dishwasher and beautiful Welsh dresser with integrated lighting, glazed units and storage drawers.

The breakfast room provides undisturbed views over the rear garden with windows to both sides and French doors opening out on the rear patio. This entire area if beautifully finished with Karndean flooring.

UTILITY ROOM
8'9" x 8'5" (2.67m x 2.57m)
Door to garden, fitted base and wall units with space and plumbing for washing machine and space for tumble dryer.

SIDE ENTRANCE
Oak door and access to:

CLOAKROOM
9' x 4'10" (2.74m x 1.47m)
Two piece suite comprising high level w.c. and pedestal wash hand basin.

FIRST FLOOR
RECEPTION LANDING
18'7" maximum x 13'10" (5.66m maximum x 4.22m)
Large window to the front elevation and two recessed shelving units with integrated lighting, beautiful moulded coving to ceiling with the addition of feature decor, spindle balustrade and second landing off.

BEDROOM 1
17'10" into bay decreasing to 14' x 14'8" max (5.44m into bay decreasing to 4.27m x 4.47m max)
Walk-in bay window with splendid views over the rear garden, moulded coving to ceiling with stunning decor, picture rail and door into walk-in dressing room which is shelved out and has hanging with half-glazed door and lighting.

EN-SUITE
10'7" maximum x 10'11" (3.23m maximum x 3.33m)
Three piece modern white suite comprising pedestal wash hand basin, low level w.c. and shower enclosure, shelved and hanging area and extractor.

BEDROOM 2
17'7" into bay decreasing to 15'10" x 16'2" (5.36m into bay decreasing to 4.83m x 4.93m)
Windows to the front elevation and walk-in bay window to the side elevation, beautiful original fire surround, moulded coving and decor to ceiling, picture rail and fitted linen cupboard.

SECOND LANDING
Fitted linen cupboards and door into:

BEDROOM 3
14' decreasing to 11'3" x 11'11" (4.27m decreasing to 3.43m x 3.63m)
Window to the rear elevation with splendid views over the rear garden and fitted wardrobes.

BEDROOM 4
12'9" maximum x 11'9" (3.89m maximum x 3.58m)
Window to the side elevation, full wall of fitted wardrobes and storage drawers. Access to eaves storage.

HOUSE BATHROOM
11'9" x 7'5" (3.58m x 2.26m)
Window to the rear elevation, stunning three piece suite comprising roll top bath with claw feet, independent shower cubicle with tiled splashbacks and stunning mahogany vanity unit housing marble sink with swan mixer tap. Coving to ceiling and dado rail.

SEPARATE W.C.
Window to the rear elevation and two piece suite in white comprising low level w.c. and pedestal wash hand basin.

GUEST BATHROOM
7'8" x 6'7" (2.34m x 2.01m)
Three piece coloured suite comprising independent shower cubicle, panelled bath and pedestal wash hand basin. Door to attic storage.

OUTSIDE
Two electric gates open onto a half moon driveway which provides ample off-street parking for numerous vehicles and leads to an attached garage measuring 18'4" x 14'1" with electric up-and-over door, power and light and housing the wall mounted gas central heating boiler.

The front garden has an area of lawn with established planted borders and there is access down either side of the property into the vast, stunning rear

garden.

The rear garden has a patio area leading to a meticulous and superbly maintained sweeping lawn which also extends down the side. With established trees and shrubs including a host of fruit trees, there is also a timber garden shed to the side of the property and steps leading up to a seating area to the head of the garden. This garden is absolutely beautiful providing 'all seasons' planted feature areas and offering an excellent degree of privacy.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.