



**5 Southfield, Hesse HU13 0EL**  
**Offers Over £490,000**

- No onward chain
- Great flexibility of layout
- Bespoke architecturally designed property
- Requires some modernisation
- Approaching 1,400 square feet internally
- Large garden office/hobby room with air conditioning
- Sought after location
- Huge potential
- Council Tax Band: E
- EPC Rating D

A uniquely designed bungalow built as the Architect's own residence and providing substantial and flexibly laid out accommodation. Being ahead of its time when constructed, and having been lovingly updated since it was built, this beguiling property offers huge potential.

Situated on a generously sized plot which approaches a quarter of an acre, the property is located in one of the most sought after areas of this large and well serviced village, ideal for the major road and rail network (the station lying very close by).

Perhaps requiring some modernisation, or reinstating as a fabulous retro project, the footprint of the bungalow could allow development to a house (subject to the necessary permissions)

Offered to the market with no onward chain, viewing of this property is highly recommended.

## LOCATION

The property is located on the North-Western side of Southfield in this premium location on the Western side of Hessele and close to the railway station. Southfield is approached either off Woodfield Lane (from the major road network) or from Station Road (from the centre of Hessele).

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

15'9" x 5'2" (4.80m x 1.57m)

A timber glass panelled front door opens into a wide and welcoming entrance hall with further glass paneled door to the rear garden.

### CLOAKROOM

Two piece sanitary suite comprising low level w.c. and vanity hand wash basin, heated towel rail and high level window to the front elevation.

### INNER HALLWAY

19'10" x 4'7" (6.05m x 1.40m)

Open plan into the living room and with a number of built-in cupboards which includes a large cloak cupboard, further airing cupboard and boiler cupboard for the hot air blown central heating and a further large cupboard which has access to the loft which could provide the potential of a loft conversion subject to the necessary permissions.

### LIVING, DINING KITCHEN

25'4" x 20'9" (7.72m x 6.32m)

A very generously sized open plan space bisected by the living room wall with inset gas living flame fire. The room has a beautiful light and bright ambience courtesy of the floor to ceiling windows to the front elevation supplemented by windows to both side elevations.

The kitchen offers a good range of wall and base storage units with oak fronts, solid granite work surfaces with matching upstand, inset double stainless steel sink, four ring Neff electric hob, integrated Neff oven and Miele microwave, space and plumbing for washing machine and tumble dryer, integrated fridge freezer, porcelain tiled floor and door to the side of the property.

### BEDROOM 1

14'8" x 13'8" (4.47m x 4.17m)

Two sets of built-in wardrobes, hand wash basin and window to the rear elevation.

### BEDROOM 2

10'7" x 11'1" (3.23m x 3.38m)

Window to the side elevation, hand wash basin and built-in wardrobe.

### BATHROOM

9'10" x 9'10" (3.00m x 3.00m)

Four piece sanitary suite comprising low level w.c., wall hung hand wash basin, inset panelled bath with tiled surround and shower cubicle. Fully tiled walls and window to the side elevation.

### STUDY

22'8" x 12'2" (6.91m x 3.71m)

A subsequent extension to the original property which has created a large study which was used by the owner for his work purposes. Allowing great flexibility of use and with extensive fenestration to three sides, the room has a light and bright ambience. There is also an extensive range of built-in storage units.

### BEDROOM 3

8'10" x 8'9" (2.69m x 2.67m)

Window to the side elevation and built-in wardrobe.

## OUTSIDE

The property is set back from Southfield with a long brick sett drive leading up to the garage. To one side there is a generous area of lawn. The garden continues down the side of the property where there is an area which could be used for the drying of clothes and with a door providing access direct from the living/dining kitchen.

The rear garden is again of a generous size as the owner purchased a further area of garden land to the rear of the original garden. Largely laid to lawn, and with a patio area, the garden has a good level of privacy courtesy of the established boundaries.

Within the garden there is a large timber office/hobby room which has been supplied with light and power and has an air-conditioning unit and heating. There are also two exterior sheds which are attached to the house and located close to the back door.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a hot air blow central heating system with the addition of storage heaters in the extension.

## DOUBLE GLAZING

The property benefits from double glazing.

## 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 Willerby office on 01482 651155 for prior appointment to view.

## FINANCIAL SERVICES

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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 Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. 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.

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