Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
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# The Coach House Jenny Brough Lane, Hessle HU13 0JZ

**£275,000**

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- Bespoke former coach house
- No forward chain
- Courtyard setting
- In excess of 950 square feet
- Two receptions
- Two bedrooms
- First floor shower room
- Single garage
- South facing garden
- EPC: E

This superb converted former coach house enjoys a beautiful courtyard setting with south facing walled garden. This semi-detached house offers bespoke living and now awaits its new owners to embrace living in such a charming property and to add their own design flair within. With over 950 square feet the property is presented to the market with no forward chain. Enjoying majority double glazing and gas central heating there is welcoming hallway, two formal receptions, breakfast kitchen and to the first floor there are two bedrooms and house shower room. There is the benefit of a single garage and communal parking within the courtyard setting. The well maintained south facing gardens provide great outdoor space with a westerly facing patio. An internal viewing is most definitely a must!

## LOCATION

Located off Jenny Brough Lane, the property lies approximately two miles north from the village of Hessle. Hessle offers a range of facilities including excellent local shops, schooling and leisure amenities. Access is also extremely easy to Hull city centre and the main road network.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

## LOUNGE

18'2 x 14'2 (5.54m x 4.32m)
Having sealed unit double glazed windows to both the front and rear elevations, and sliding patio door opening out onto the westerly facing patio.

## DINING ROOM

18'2 x 7' max (5.54m x 2.13m max)
Sealed unit double glazed window to the front elevation.

## BREAKFAST KITCHEN

12'4 x 12'4 (3.76m x 3.76m)
Sealed unit double glazed window to the rear elevation and door to garden. Fitted base and wall units with worksurfaces and splashbacks. Provision for electric cooking, sink unit with drainer, space and plumbing for washing machine, cupboard housing the gas central heating boiler. Space for fridge freezer and small table.

## FIRST FLOOR

## LANDING

Sealed unit double glazed window to the front elevation and linen cupboard. Access to loft which has pull-down ladder.

## BEDROOM 1

12'4 x 12'2 (3.76m x 3.71m)
Sealed unit double glazed window to the rear elevation and door leading into eaves storage.

## BEDROOM 2

12'4 decreasing to 9'9 x 6'11 (3.76m decreasing to 2.97m x 2.11m)
Sealed unit double glazed window to the rear elevation.

## SHOWER ROOM

5'9 x 5'9 (1.75m x 1.75m)
Sealed unit double glazed window to the front elevation. Three piece suite with independent shower cubicle, wash hand basin and low level WC, tiled splashbacks.

## EXTERNAL

Within the courtyard as you enter on the left hand side the first garage belongs to The Coach House and has up & over door.

The rear garden is beautifully tended and of good proportions enjoying a southerly facing aspect with walled and fenced boundaries. To the side there is a westerly facing patio area providing great outdoor space. The garden also houses a shed.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing.

## TENURE

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

## COUNCIL TAX

The Council Tax Band for this property is Band D.

## VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

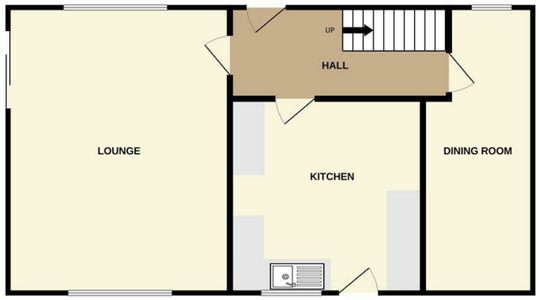
## FINANCIAL SERVICES

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 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

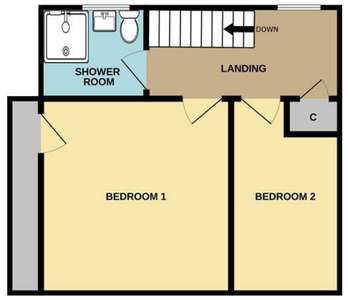
## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR




1ST FLOOR




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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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.