



**Hull Road  
Whitedale  
HU11 4TY**

**£750,000**

\*\*\*\* ESCAPE TO THIS STUNNING COUNTRY RESIDENCE \*\*\*\* A fabulous opportunity for a lifestyle change and very rarely available, this stunning period detached property is occupied within rural grounds of approximately FIVE ACRES of gardens, grounds and woodland with a wildlife pond and island. This property offers equine facilities to stables and an open barn. With the charm and character expected of its era, the accommodation briefly comprises entrance hall, cloak room, lounge, sitting room, dining room, fitted kitchen with appliances, study, utility room, laundry room, five bedrooms, with master en-suite and dressing room with walk-in wardrobes and a family bathroom. Enjoying expansive views across open countryside, the property has ample car parking amenities and has an oil fired central heating system to radiators and double glazing. A stroll around the grounds will suffice in order to appreciate the array of wildlife available to experience, especially for the growing family and further enquiries by purchasers in a position to proceed are encouraged.

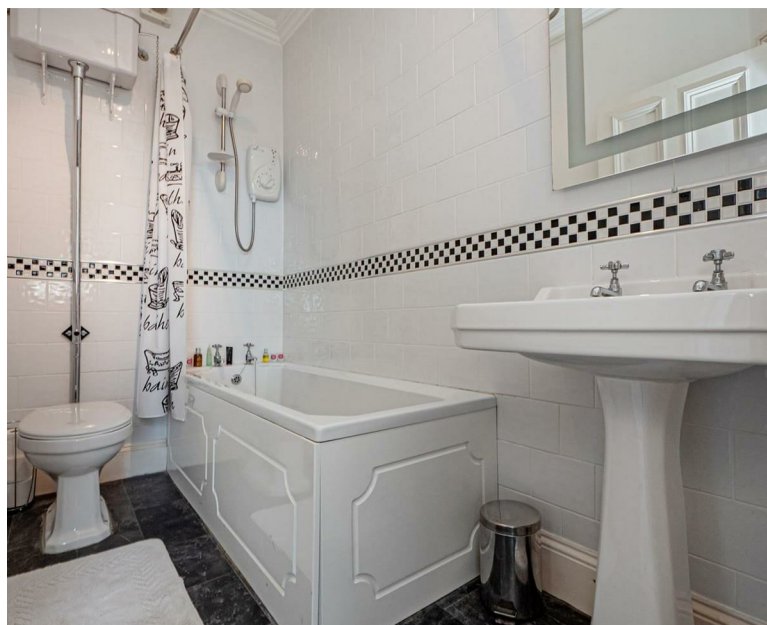


Current EPC Rating: E  
Current Council Tax Band: G  
This property is: FREEHOLD

- Fabulous Opportunity
- Rural Grounds of Approximately Five Acres
- Freehold
- Rarely Available
- Five Bedrooms
- Wildlife pond with island
- Period Detached Property
- Master Suite with Dressing Room and En-suite







**Entrance Hall**

With a tiled floor, staircase off and a radiator and an inner porch with a built in storage cupboard giving access to;

**Cloak Room**

9'3" x 4'0"

A low level wc, wash hand basin, tiled floor continues and a radiator.

**Lounge**

20'10" x 14'0"



Having a picture window, attractive timber flooring, radiator, display alcove, a period feature fire place, cornice to the ceiling surround and a ceiling rose and there is a French Door giving access to the gardens.

**Sitting Room**

15'11" x 13'11"



Picture window, timber flooring, cornice to the ceiling surround, ceiling rose, radiator and a period feature fire place with Adam style surround

**Dining Room**

12'4" x 14'5"



Picture window, a radiator, cornice to the ceiling surround, ceiling rose and a built in storage cupboard.

**Study**

10'11" x 15'5"



Picture windows to two aspects, two radiators, timber flooring, cornice to the ceiling surround and a ceiling rose.

**Kitchen**

15'5" x 17'1"



An extensive range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Tiled floor and partially tiled walls, a radiator and there is a mobile centre island breakfast bar and storage unit with a granite preparation surface and integrated appliances include an electric oven and grill, a five ring electric hob and a stainless steel and glass over head extractor canopy

**Pantry**

10'2" x 9'3"

Again with fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Picture window, tiled floor and partially tiled walls and plumbing for a dishwasher.

**Laundry/ Utility**

8'5" x 10'6"

With a picture window, oil fired boiler located in a cupboard, tiled floor and plumbed for an automatic washing machine.

**Split Level Landing Area**



With a picture window having lovely countryside views and giving access to;

**Bedroom One**

15'3" x 14'6"



Picture window, a decorative feature fire place, cornice to the ceiling surround, ceiling rose and a radiator.

**En Suite**

11'7" x 6'0"



A plumbed shower unit within a corner independent enclosure, a double bowl sink unit within a vanity unit and a low level wc. Spotlights to the ceiling, partially tiled walls and a chrome heated towel rail.

**Dressing Room**

Picture window, a radiator and there are two walk-in wardrobes.

**Bedroom Two**

16'0" x 14'9"



Picture window, and a radiator, cornice to the ceiling surround and a ceiling rose.

**En-Suite Bathroom**

4'3" x 9'10"



With a period white suite to comprise panelled bath, wash hand basin and a high level wc. the walls are tiled and there is an electric shower unit over the bath.

**Bedroom Three**

11'9" x 18'6"



Picture window, built in storage cupboard, a radiator, cornice to the ceiling surround and a ceiling rose.

▼ Ground Floor

TOTAL AREA: 138.33 m<sup>2</sup> • LIVING AREA: 138.33 m<sup>2</sup> • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 140.51 m<sup>2</sup> • LIVING AREA: 140.51 m<sup>2</sup> • ROOMS: 5



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>41</b>	<b>66</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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