



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Cleeview Kilnsea Road

£110,000

Kilnsea Hull, HU12 0UB



A truly unique opportunity to purchase a one bedroom bungalow set on the banks of the Humber at Kilnsea, on the outskirts of Spurn Point. Famous for its birdlife, wildlife and striking coastal surroundings, Spurn Point attracts thousands of visitors each year, from birdwatchers to those exploring this remarkable part of the region. With only a small number of properties in the area, homes here rarely come to the market.

Positioned with open land to both the front and rear, the property enjoys far-reaching views across the Humber Estuary, with views towards Cleethorpes visible on a clear night – providing the inspiration for the name of this home. The bungalow offers well-arranged accommodation including a double bedroom, lounge, open plan kitchen and dining area, bathroom and rear entrance porch.

The mature gardens are a particular highlight, with established planting, areas for growing your own produce, a greenhouse, potting shed, summerhouse and a mixture of paved, gravelled and artificial lawn areas. An adjoining side garage provides useful storage, while the gravelled driveway offers off street parking.

The property is of non-standard construction and is heated by two solid fuel stoves, with no other form of heating currently installed. Prospective purchasers should make their own enquiries regarding mortgage availability and insurance.

This rare property presents an appealing opportunity for anyone seeking a peaceful rural retreat in an exceptionally distinctive coastal setting.





Gated access leads into the mature front garden, which is bursting with established planting and colour. The gravelled driveway provides off street parking, while side access leads to the adjoining garage, offering useful storage space. A front entrance porch opens into the lounge, where French doors provide plenty of natural light and views towards the Humber Estuary. A central solid fuel stove provides heating during the colder months.

The kitchen is positioned towards the rear of the property and looks out over the garden. It is a good size and open plan to a sitting/dining area, which also benefits from a solid fuel stove and a further window overlooking the garden. A rear entrance porch leads from the kitchen into the established rear garden. The garden has been thoughtfully arranged with paved and gravelled areas, seating spaces and numerous planted areas suitable for growing fruit and vegetables. There is also a greenhouse, potting shed, summerhouse and artificial lawn area,

with open land beyond providing an attractive outlook and a good degree of privacy.

A central hallway, accessed from both the lounge and dining area, provides access to the remaining accommodation. The front-facing double bedroom enjoys views towards the front of the property, while the bathroom is fitted with a bath and shower over. A built-in airing cupboard houses the immersion tank and provides additional storage.

**Kitchen 10'9" x 9'10" (3.28m x 3m )**

**Dining Area 10'10" x 9'0" (3.31m x 2.75m)**

**Lounge 15'5" x 13'0" (4.72m x 3.98m)**

**Bedroom 11'7" x 11'5" (3.55m x 3.50m)**

**Bathroom 8'11" x 5'5" (2.72m x 1.66m)**

**Garden**

**Agent Notes**

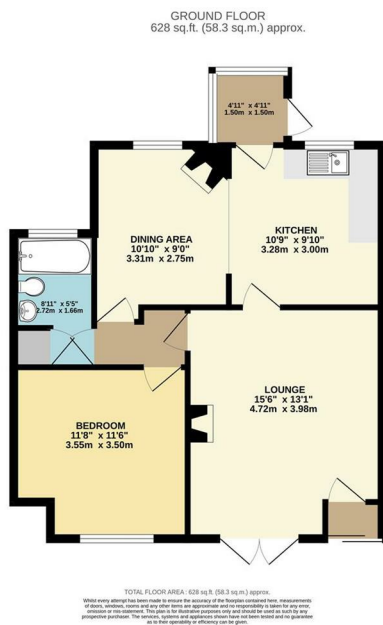
**Parking:** off street parking available via a private driveway and garage

**Heating & Hot Water:** Heating is provided by a solid fuel stove and a electric immersion tank for the hot water. There is no gas connections to the property.

**Mobile & Broadband:** we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

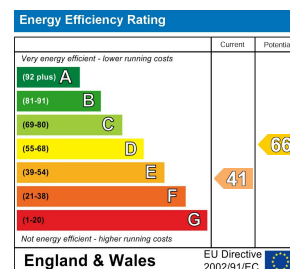
**Council Tax Band A**

The property is connected to mains water & electricity, drainage by septic tank.



## Energy Efficiency Graph

**Tenure: Freehold**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

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