



5 Holderness Cottages Arnold Lane West, Hull,  
HU11 5HS





### 3-Bedroom Terraced Home with Open Field Views & Ample Parking

This well-positioned 3-bedroom mid-terrace property enjoys uninterrupted views over open fields to the rear and offers generous off-street parking, making it an ideal choice for those seeking a semi-rural setting with easy access to nearby towns.

Located in Arnold, the property is perfectly placed for commuting to Hull, Beverley, Driffeld, Hornsea, and Bridlington, all within easy reach by car. Whether you're heading to the coast or into town, this spot offers great connectivity while maintaining a rural feel.

Inside, the property offers a practical layout with a spacious living area, a functional kitchen, and a family bathroom. Upstairs are three bedrooms, suitable for a couple, young family, or those needing home office space.



EPC - D  
Council Tax - A  
Tenure - Freehold

#### Front Garden

#### Entrance Hall

#### Lounge

13'6" x 12'8" (4.14 x 3.87)

#### Kitchen Diner

16'9" x 8'10" (5.12 x 2.71)

#### Utility

#### Rear Hall

#### First Floor Landing

#### Master Bedroom

14'8" x 9'11" (4.49 x 3.04)





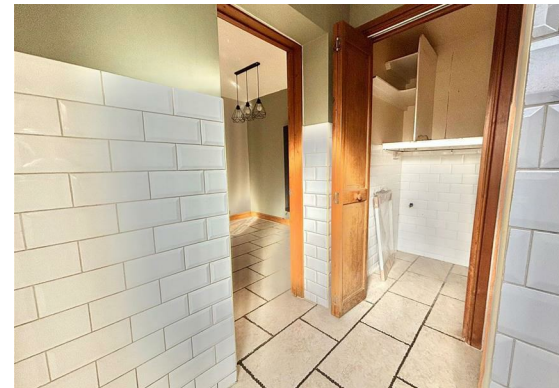


**Bedroom 2**  
12'2" x 7'11" (3.71 x 2.42)

**Bedroom 3**  
9'2" x 8'7" (2.8 x 2.62)

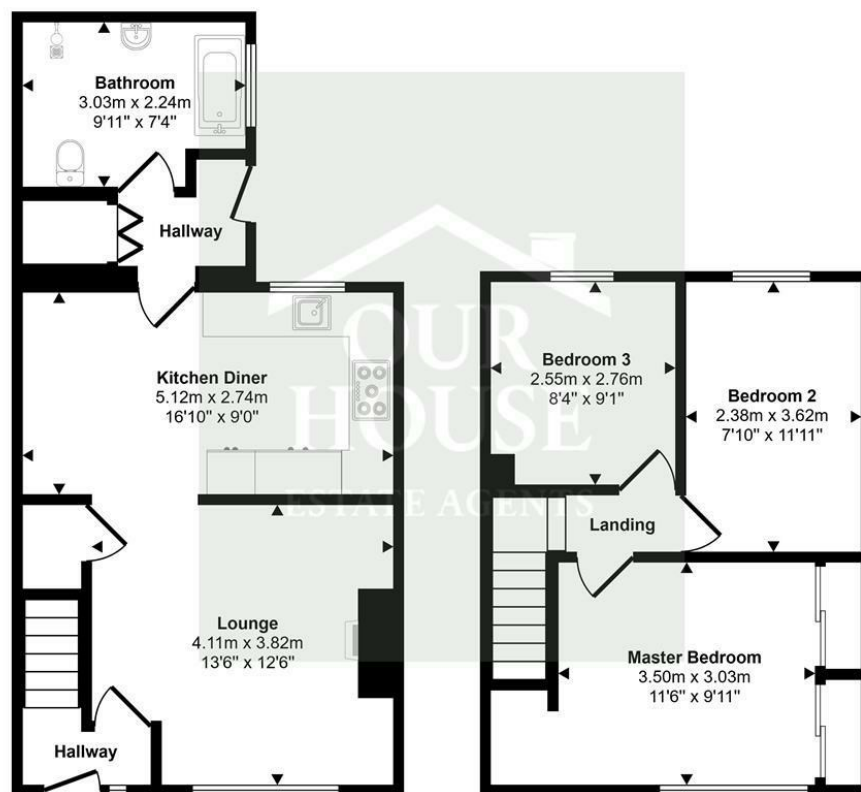
**Bathroom**  
9'11" x 7'3" (3.04 x 2.22)

**Rear Garden**

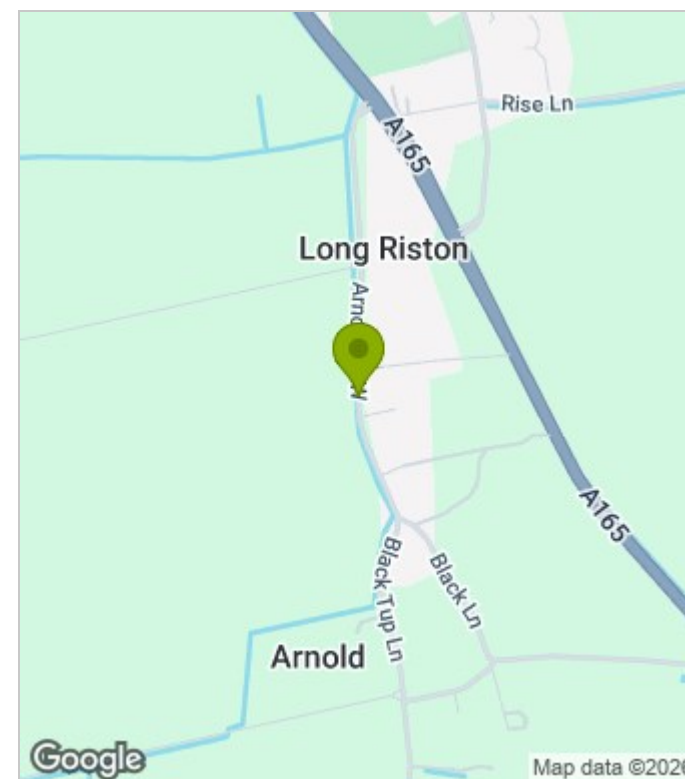




Approx Gross Internal Area  
80 sq m / 861 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

68 80

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

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