

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



67 Newland Park, Hull, East Yorkshire, HU5 2DR

- 📍 Outstanding Detached Property
- 📍 Magnificent Grounds
- 📍 3 Beds/2 Baths
- 📍 Council Tax Band = E
- 📍 Excellent Living Space
- 📍 Double + Single Garages
- 📍 Prestigious Location
- 📍 Freehold/EPC = D

Offers Invited £500,000

Offered Invited between £500,000 to £525,000

INTRODUCTION

Set within a generous double plot of a third of an acre, this impressive detached residence stands amid beautifully landscaped gardens in the prestigious Newland Park conservation area. The true character and charm of this remarkable home, together with its grounds, can only be fully appreciated upon viewing. With a commanding presence, the property boasts a wide frontage, double gates, and a crescent driveway leading to garages on either side.

The versatile accommodation, illustrated in the accompanying floorplan, offers bedrooms on both the ground and first floors. Thoughtfully improved by the current owners, highlights include a bright and welcoming entrance hall, a spacious living room with log burner, a dedicated dining area, and an exceptional dining kitchen with adjoining utility room. The ground floor provides two double bedrooms served by a stylish shower room, while the first floor features another generous double bedroom alongside a luxurious bathroom with claw-foot bath and separate shower.

The rear garden is a true sanctuary—peaceful and thoughtfully designed, with a central lawn bordered by a variety of shrubs, herbaceous plants, trees and conifers. An extensive paved terrace lies directly to the rear of the house, perfect for relaxing or entertaining, complete with a sheltered barbecue area and outdoor chimney. Additional features include a greenhouse, log store, garden shed, and a summerhouse currently used as a home office. To the front, ample parking is provided together with both a single and a double garage.



LOCATION

Newland Park is undoubtedly one of Hull's premier address, home to many fine properties of distinction. This tree lined and exclusive residential setting is situated off Cottingham Road, close to the University of Hull. The area affords good local shopping, a vibrant scene along Newland Avenue and the general Avenues district, an excellent range of sporting facilities and well regarded schooling for all ages.



ACCOMMODATION

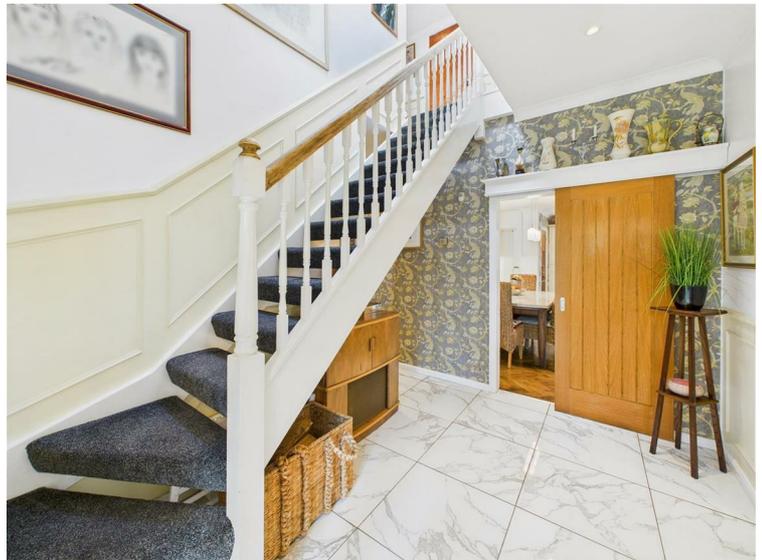
Residential entrance door to:

ENTRANCE PORCH

With attractive circular windows either side, tiled floor. Double doors open through to:

INNER HALLWAY

With staircase leading to first floor off, tiled floor, sliding doors to living room and kitchen areas.



LIVING ROOM

A beautiful room with bay window to front elevation and further window to side. Wall inset Stovax log burner with TV point above. Tiled flooring extends throughout the room and into the dining room.





DINING AREA

With patio door providing a beautiful view across the rear garden. There is a feature marble fire surround housing a "living flame" gas fire.



BREAKFAST KITCHEN

The heart of the house, this superb room has ample area for kitchen and dining suite etc.. The recently installed kitchen has an extensive range of units with laminate and oak work surfaces complimented by a ceramic one and a half sink with mixer tap, Range cooker, extractor hood above, plumbing for a dishwasher and space for an American style fridge freezer. Attractive wood flooring. A picture window overlooks the rear garden.



KITCHEN AREA



UTILITY ROOM

With fitted sink with mixer tap, plumbing for automatic washing machine and wall mounted gas fired central heating boiler. External access door and window to rear.



BEDROOM 1

A generously proportioned room with an extensive range of fitted furniture comprising wardrobes, dressing table and drawers. Solid oak flooring, part decorative panelling to wall.



BEDROOM 2

Solid oak flooring, window to front elevation.



SHOWER ROOM

A stylish suite comprising low level W.C., twin wash hand basins with cabinet, "walk in" shower area with multi-jet shower system, rainhead and handheld shower system, tiled surround and floor heated towel rail.



FIRST FLOOR

LANDING

Access provided to cupboard to eaves.

BEDROOM 3

A double bedroom with windows to both front and rear elevations. Sliding mirrored fronted doors to an integrated wardrobe. Solid oak flooring.



BATHROOM

A stunning suite comprising a freestanding oval shaped bath with tap stand, low level W.C., twin wash hand basin and cabinet, bespoke shower cubicle with rainhead and handheld shower system, tiling to the walls and floor, heated towel rail.



OUTSIDE

The property has an extra wide plot to Newland Park of approx. a third of an acre with a twin gated entrance with a crescent block paved driveway and forecourt. A single and a double garage is located to either flank of the property itself. To the rear there is a central lawn with privet hedge and attractive borders. The rear garden is an absolute delight and has been professionally set out and lovingly tended over the years with many areas of interest. Features include a shaped patio running across the full width of the property with an ornamental pond with power and into a secluded corner complete with log burning chimney and a outside kitchen area, ideal for barbeques etc.. Paved walkways extend around the garden complimented by pergolas. The extensive level lawn is ideal for family games and entertaining. Within the garden is a greenhouse, log store, 2 sheds and summerhouse/home office with power and light supplied.





SUMMERHOUSE



BBQ AREA

Featuring porcelain tiled patio, wooden slat panelling, 2 barbeques with lighting and power.



REAR VIEW



FRONT VIEW



CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators.

DOUBLE GLAZING

The property has uPVC framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

