



29 STAITHES ROAD PRESTON

£324,500
FREEHOLD

A well-proportioned family home situated in the popular East Yorkshire village of Preston, offering generous and versatile accommodation with plenty of potential for a purchaser to make their own. The property provides a good balance of living and bedroom space, complemented by established outdoor areas, making it ideally suited to family living. While there is scope for some updating and modernisation to suit individual tastes, the property offers an excellent opportunity to create a superb long-term home in a well-regarded village location.

FRANK HILL & SON

Est. 1924





Nestled on the charming Staithes Road in Preston, this impressive detached house offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or family gatherings. The two bathrooms ensure convenience for busy mornings and provide a touch of luxury for unwinding after a long day. The generous outdoor space is a standout feature, offering a wonderful area for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Parking is made easy with space for two vehicles, a valuable asset in today's busy world. This home is not just a place to live; it is a lifestyle choice, offering both comfort and practicality in a desirable location. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is sure to meet your needs. Do not miss the opportunity to make this delightful house your new home.

This property is available as a restoration project as well as a ready to move in home

Hallway

This welcoming hallway features wood flooring and a front door with adjoining windows, allowing light to enter.

Living Room

14'11" x 13'11" (4.568 x 4.264)

This charming living room features wood flooring and a large bay window that floods the space with natural light.

Dining Room

10'8" x 13'0" (3.273 x 3.965)

Good-sized dining room with patio doors to the conservatory. A

traditional fireplace with a wooden mantle serves as a focal point, surrounded by a cosy and inviting atmosphere, perfect for relaxing or entertaining guests.

Conservatory

11'11" x 9'6" (3.643 x 2.902)

This inviting conservatory offers a bright, airy space with large windows that surround the room, providing panoramic views of the garden. It is currently furnished with comfortable seating and a coffee table, making it an ideal spot to relax and enjoy the outdoor scenery regardless of the weather.

Shower Room

4'10" x 7'0" (1.480 x 2.143)

This separate shower room is fitted with a shower cubicle, a toilet with a built-in storage unit beneath the sink, and tiled walls and floor. A window offers natural light and ventilation.

Utility Room

20'2" x 6'7" (6.154 x 2.023)

The utility room is a practical space with ample countertop area and storage cupboards both above and below. It features a sink, a washing machine, and a dryer, with a window overlooking the garden and an archway leading to the kitchen beyond.

Bedroom 1

10'2" x 9'5" (3.107 x 2.893)

This bedroom benefits from wood flooring and a large window that fills the room with natural light. The walls are currently bare but ready for decoration, offering a flexible space to personalise as desired.



Bedroom 2

10'9" x 12'10" (3.296 x 3.922)

A second bedroom with similar wood flooring and a single window providing natural daylight. The room is presently used for storage but offers a good-sized sleeping area ready for refurbishment and decoration.

Bedroom 3

13'7" x 11'10" (4.159 x 3.622)

The third bedroom boasts wood flooring and a large window with floral wallpaper adding character to the space. It is a comfortable room with built-in wardrobes providing useful storage.

Bedroom 4

13'0" x 9'3" (3.971 x 2.836)

Good-sized double bedroom with a window overlooking the garden

Rear Garden

The rear garden offers a generous lawn area bordered by mature shrubs and trees, providing privacy and a natural setting. There is a paved patio area adjacent to the conservatory, ideal for outdoor dining and relaxing, as well as a secondary lawn extending further back, suitable for gardening or play.

Front Exterior

A driveway and garage space provide off-road parking and direct access to the property. The frontage is bordered by a low brick wall and low-maintenance garden beds, complementing the traditional brick exterior and bay window feature of the house.

Additional Information

COUNCIL TAX/BUSINESS RATES

Band - D

ENERGY PERFORMANCE CERTIFICATE

EPC rating - awaiting confirmation

SERVICES

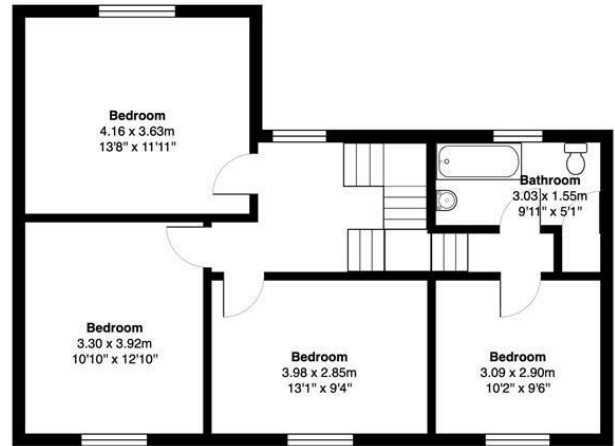
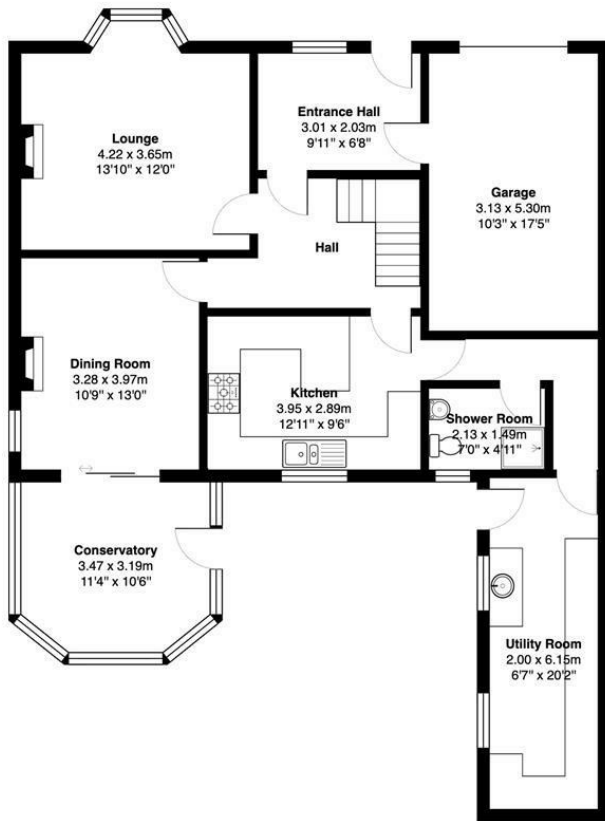
Mains gas, water, electric and drainage

MISDESCRIPTIONS/MEASUREMENTS

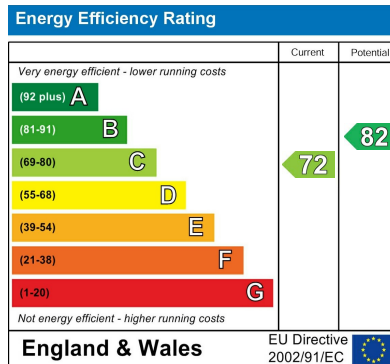
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





All measurements are approximate and for display purposes only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

FRANK HILL & SON

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