

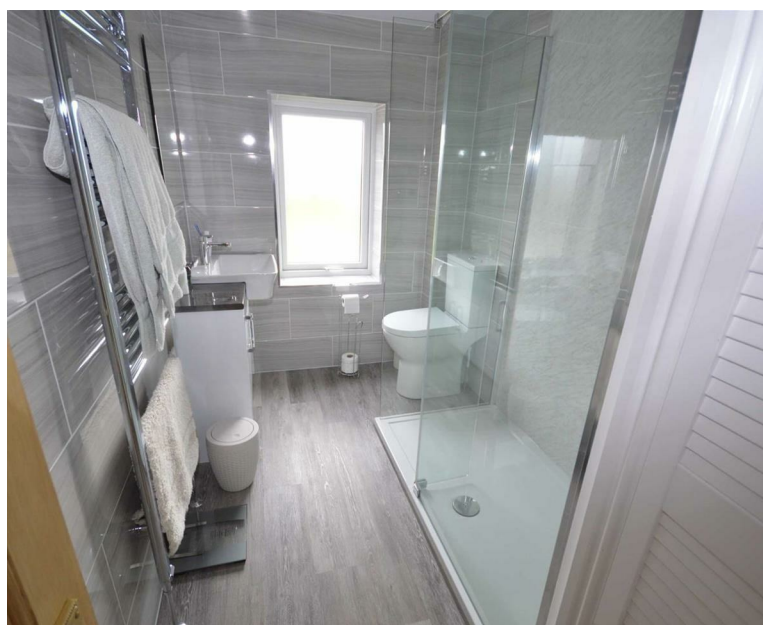
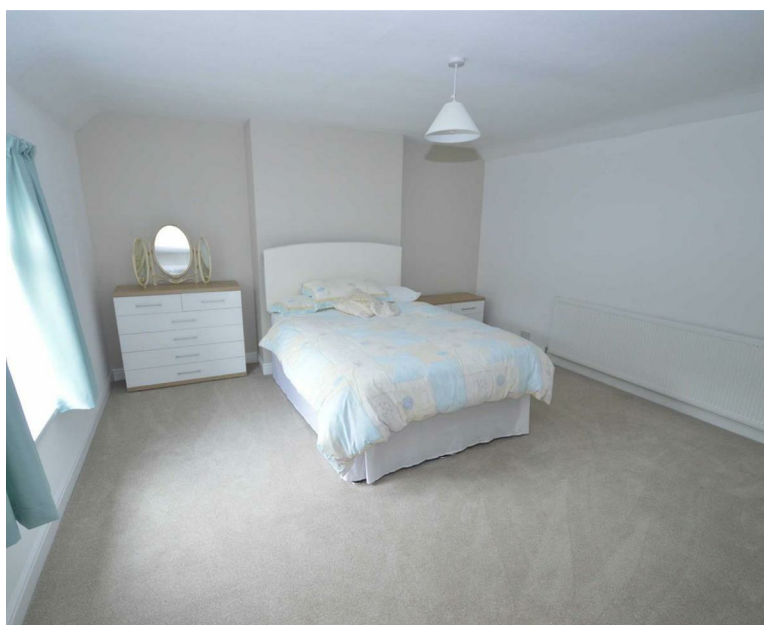
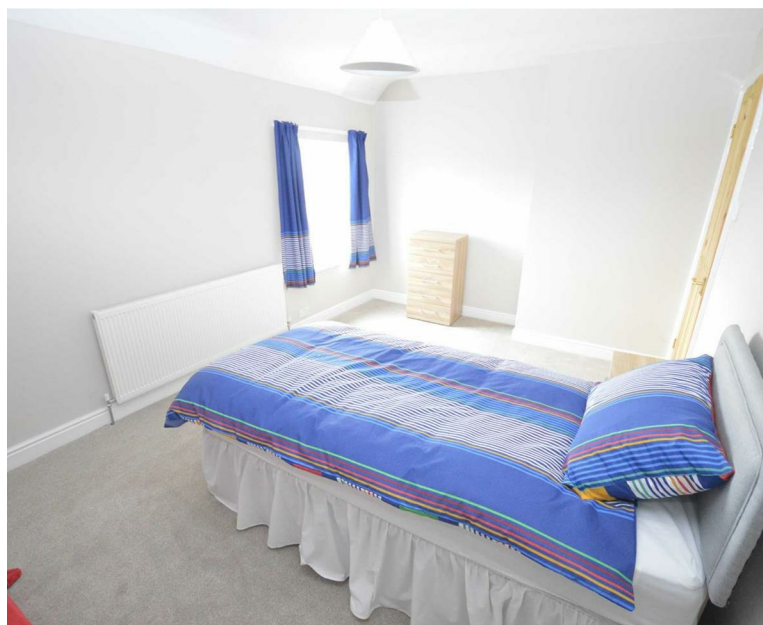


Great Hatfield Road £375,000
Sigglesthorne
HU11 5QJ

An ideal opportunity for anyone with business interests to purchase a large property with lots of outbuildings ideal for all sorts of uses (subject to local authority approval if necessary). Built on a plot of approx 1.5 acres, the outbuildings have a separate entrance from the house. The property itself is an extended farmhouse with big rooms, and is modern and well presented inside. With oil fired central heating and double glazing the property briefly comprises:- entrance hall, lounge, sitting room, kitchen/diner, utility and cloakroom, three bedrooms and bathroom. Call us now to book your viewing on 01964 533343. Current energy rating of 'E'.

- Large farmhouse property
- Two receptions
- Outbuildings aplenty
- Three bedrooms
- Can be used for commercial purposes
- Viewing highly recommended







Entrance Hall
Double glazed entrance door.

Lounge
14'1" x 15'9"
Window to front, oak wood effect fireplace, log burner, television point, wall light points, down lights, stairs case to first floor landing and radiator.

Sitting Room
15'8" x 13'9"
Window to front, oak wood effect fireplace, multi fuel stove, television point and radiator.

Kitchen
13'11" x 16'4"
Windows to front, side and rear, fitted wall and base units, work surfaces, single drainer sink, built in electric oven, built in electric hob, extractor hood, partially tiled walls, tiled flooring, underfloor heating, down lights and radiator.

Utility
13'7" x 6'7"
Door to rear, wall and base units, work surfaces, space for washing machine and tiled flooring.

Cloakroom WC
Window to rear and low level WC.

First Floor Landing
Two windows to front, access to loft space and radiator.

Bedroom 1
15'5" x 13'11"
Window to front and radiator.

Bedroom 2
14'0" x 10'2"
Windows to side and front and radiator.

Bedroom 3
10'2" x 13'4"
Window to rear and radiator.

Bathroom
Window to rear, white three piece suite comprising of step in shower, vanity unit housing a wash hand basin and a low level WC. Partially

tiled walls, heated towel rail and built in cupboard.

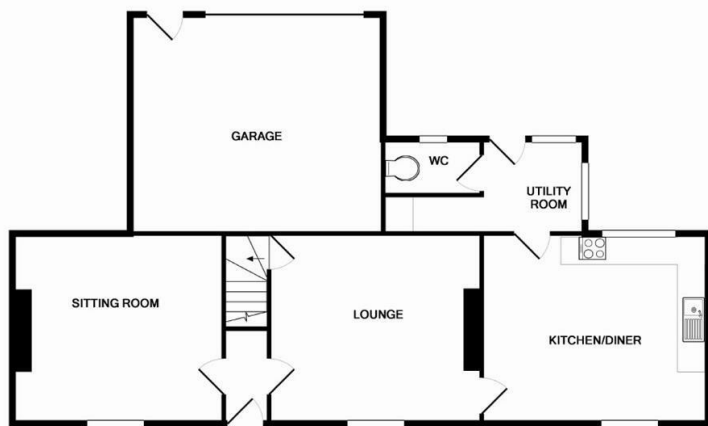
Garage
14'0" x 19'0"

Aerial View

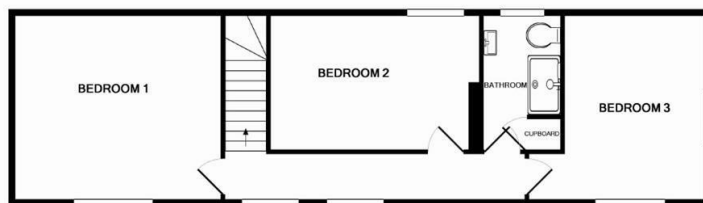
Outbuildings
The property is built on a 1.5 acre plot and includes various types and sizes of outbuildings, six of which have 3-phase electric. These outbuildings can be used commercially to run businesses from and they have a separate access to the house itself.

About Us
Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try us for yourselves - you have nothing to lose and everything to gain.

Valuations
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

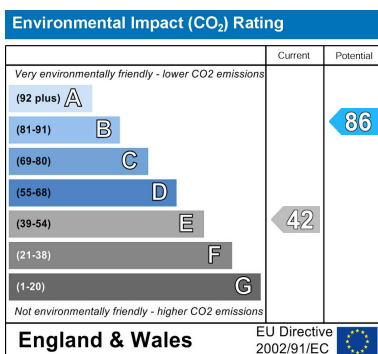
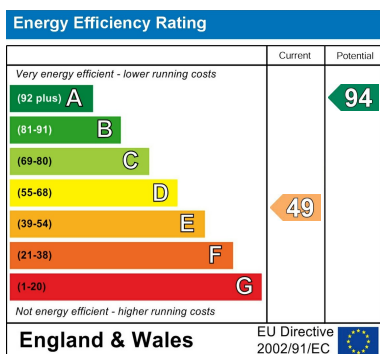


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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