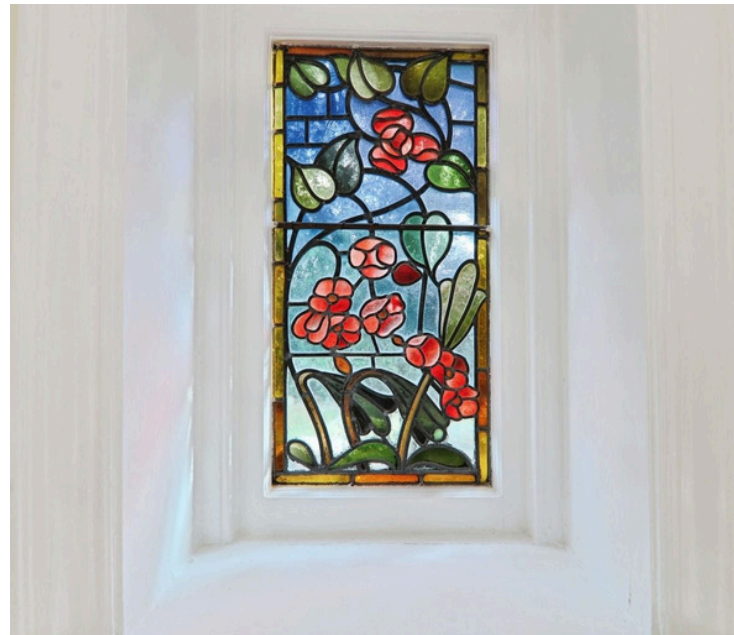




Woodlands Lodge, 93 Ferriby Road, Hessle, HU13 0HU

STANDOUT EDWARDIAN HOME IN THE SOUTHFIELD CONSERVATION AREA,



Woodlands Lodge is a standout Edwardian home in the Southfield Conservation Area, set on a sizeable west-facing plot. It carries Grade II Listed status and includes many original features, generous reception rooms, a lift to all floors and flexible space across three storeys. A self-contained ground-floor annex offers true multi-generational options. The property has seen major investment in recent years and now mainly needs fresh décor. It is offered with no chain and priced with its remaining updates in mind.

Agent's Perspective

When I first stepped into Woodlands Lodge, I was immediately struck by its sense of scale and character.

This is a home that has clearly been cared for over many decades, and although it now asks for a simple round of finishing touches, the fundamental strengths are already in place.

The central reception hall sets the tone straight away — wide, inviting and anchored by a handsome staircase that links the full three-storey layout. It gives the house a natural flow, making every room easy to reach.

To the ground floor, the choice of reception rooms offers real freedom. Whether you prefer formal hosting, quiet reading space, or somewhere to work, there is room to shape each area to suit your day-to-day life.

The kitchen is fitted to a high standard, practical in layout and ready for family use or entertaining.





One of the most useful features here is the fully self-contained annex. It works well for older relatives, visiting family, long-term guests, or even as a private workspace. With its own living room, bedroom, kitchen and bathroom, it operates independently while still being part of the home.

The lift connecting all floors adds convenience and makes the house future-proof.

Across the upper levels you will find up to eight bedrooms and seven bathrooms. Whether you need dedicated offices, a home gym, hobby rooms or quiet corners for study, there is more than enough room to personalise.



The period detail throughout — including fireplaces and original finishes — gives the house a warmth that many newer properties simply cannot match.

Outside, the west-facing plot offers excellent outdoor potential.

The garden room at ground level provides a natural link between the house and the grounds, creating an easy inside–outside connection.

Parking and general access are straightforward, and the setting within the west Hull villages keeps you close to local amenities while still giving a sense of privacy.

The property is priced to reflect its remaining decorative updates, nothing major.

It is offered with no chain, allowing a clear, uncomplicated route to completion.

For buyers seeking space, character and flexibility, Woodlands Lodge is a rare opportunity.



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our ---- office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

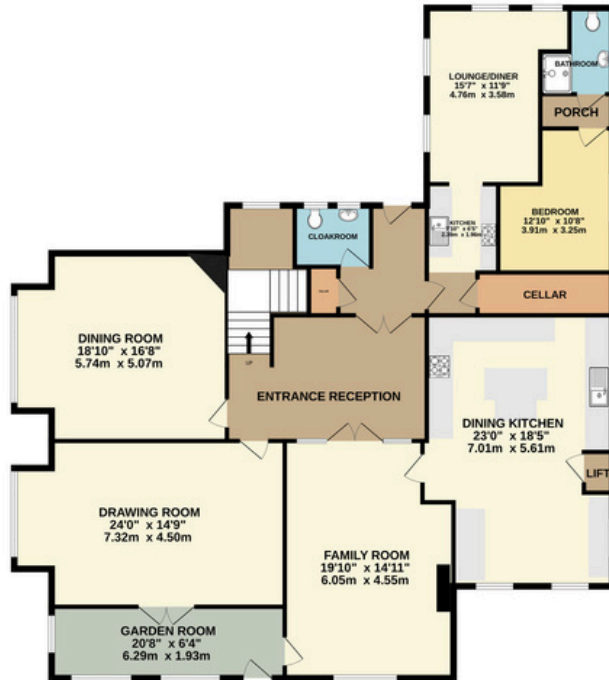
Valuation/Market Appraisal:

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Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



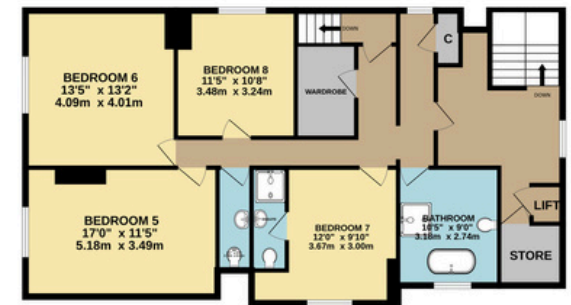
GROUND FLOOR
2250 sq.ft. (209.0 sq.m.) approx.



1ST FLOOR
1629 sq.ft. (151.4 sq.m.) approx.



2ND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 5050 sq.ft. (469.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

