



20 Newland Park, Hull, East Riding Of Yorkshire, HU5 2DW

FINE & COUNTRY



## SPACIOUS SIX-BEDROOM VICTORIAN SEMI-DETACHED HOME IN NEWLAND PARK



Welcome to 20 Newland Park, a stunning six-bedroom Victorian SEMI-DETACHED property located in the vibrant NEWLAND PARK area. With close proximity to local AMENITIES and convenient COMMUTER ROUTES, this home offers the perfect blend of comfort and accessibility. Spanning nearly 4000 SQUARE FEET and set within a generous QUARTER OF AN ACRE, this property features a converted COACH HOUSE, ideal for various uses such as an ANNEX, OFFICE, or hobby space.



**\*\*From the Agent's Perspective\*\***

20 Newland Park is a remarkable family home that offers plenty of SPACE and potential.

Step through the ENTRANCE HALL, and you'll be greeted by a charming SWEEPING STAIRCASE that leads to multiple living areas. The SITTING ROOM and DINING ROOM are perfect for family gatherings, while the BEAUTIFULLY FITTED KITCHEN and day room create an inviting atmosphere for entertaining.

The ground floor also includes a second large RECEPTION/DAY ROOM and a convenient UTILITY ROOM and WC.

Upstairs, on the first floor, there are three generously sized BEDROOMS and a spacious BATHROOM with separate bath and walk-in shower. On the second floor there are a further three BEDROOMS and another BATHROOM.







With plenty of PARKING available at the front and side, and LAWNED GARDENS to enjoy at the rear, this home is perfect for larger families or extended family living.

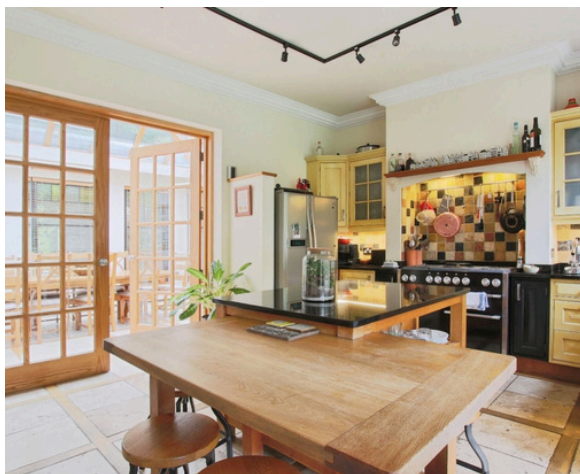
The COACH HOUSE has been used previously as an annex for independent living with full planning approval or could be an excellent space for a HOME OFFICE.

**\*\*From the Client's Perspective\*\***

Living at 20 Newland Park will be an adventure for your family! Right from the start, you'll fall in love with the welcoming ENTRANCE HALL and the grand feel of the SWEEPING STAIRCASE.

The SITTING ROOM and DINING ROOM are fantastic for family celebrations and cosy evenings in.

You'll truly appreciate the BEAUTIFULLY FITTED KITCHEN, which will become the heart of your home, perfect for cooking and spending time together.





The additional DAY ROOM provides extra space to relax and enjoy your morning coffee. With three good-sized BEDROOMS on the first floor, plus another three on the second, everyone will have their own space to unwind.

The LAWNED GARDENS are simply delightful for the children to play, while the COACH HOUSE will give you that extra flexibility – you could use it as a HOME OFFICE, but the options are endless!

Living here means you are close to local shops and have easy access to highly regarded schools, university and Hull City Centre, making life convenient and enjoyable for the whole family.

#### Council Tax

Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*



## Tenure

The property is freehold.

## 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.

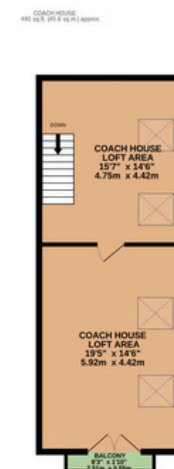
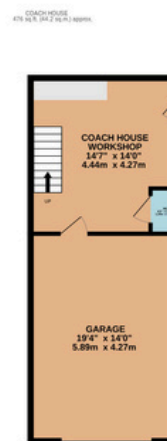
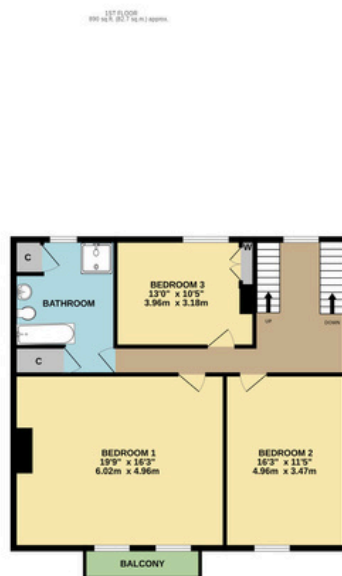
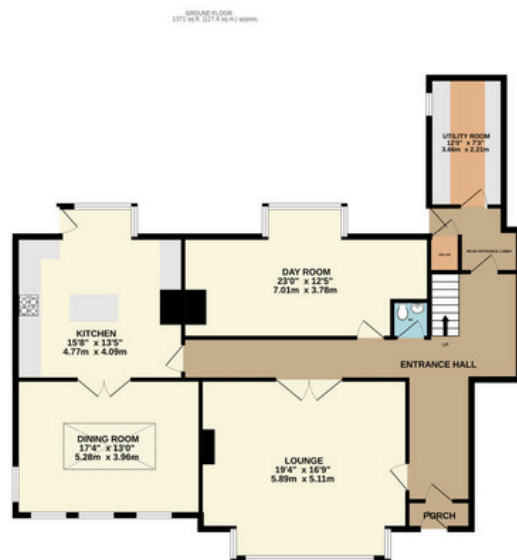
## Mortgages

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

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.







NEWLAND PARK, HULL, HU5 2DW

TOTAL FLOOR AREA : 3992 sq.ft. (370.9 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](http://www.fineandcountry.com)

