



White Cottage, 4 East Bank Road, Sunk Island, East Yorkshire, HU12 0QP

THIS STUNNING RURAL PROPERTY, ORIGINALLY TWO HOUSES, HAS BEEN THOUGHTFULLY AND PROFESSIONALLY REMODELLED INTO A FABULOUS SINGLE SPACIOUS DWELLING



It stands alone amidst the picturesque Holderness countryside, offering sweeping rural views and a tranquil atmosphere.

## Summary

With four bedrooms, including en-suites to bedrooms 1 & 3 plus a bathroom, it provides comfortable living spaces, including three reception rooms and an open-plan living and dining area. Fitted kitchen and utility/laundry room.

The large garden is perfect for family activities, and there's plenty of parking space available in this remote location, making it an ideal family home.

For nature enthusiasts, this property is a true gem. Surrounding countryside with lovely country walks and opportunities to observe wildlife.

The far-reaching views create a peaceful environment, perfect for a quiet private lifestyle.

The property is ideal for families as there are no immediate neighbours, allowing for a truly relaxing living experience.





#### Location

Sunk Island lies 3.5 miles south of Ottringham. The quiet Holderness village of Ottringham lies approximately thirteen miles east of Kingston upon Hull and nine miles from the historic town of Hedon where there are excellent shopping amenities. Public transportation runs between Hull and Withernsea. The village is located on the A1033 which connects directly to the A63/M62 motorway link and the national network. A main line train station is situated at Hull Paragon and offers an intercity connection to London's Kings Cross.

#### Tenure

The tenure of 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 D.\*

#### 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 and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

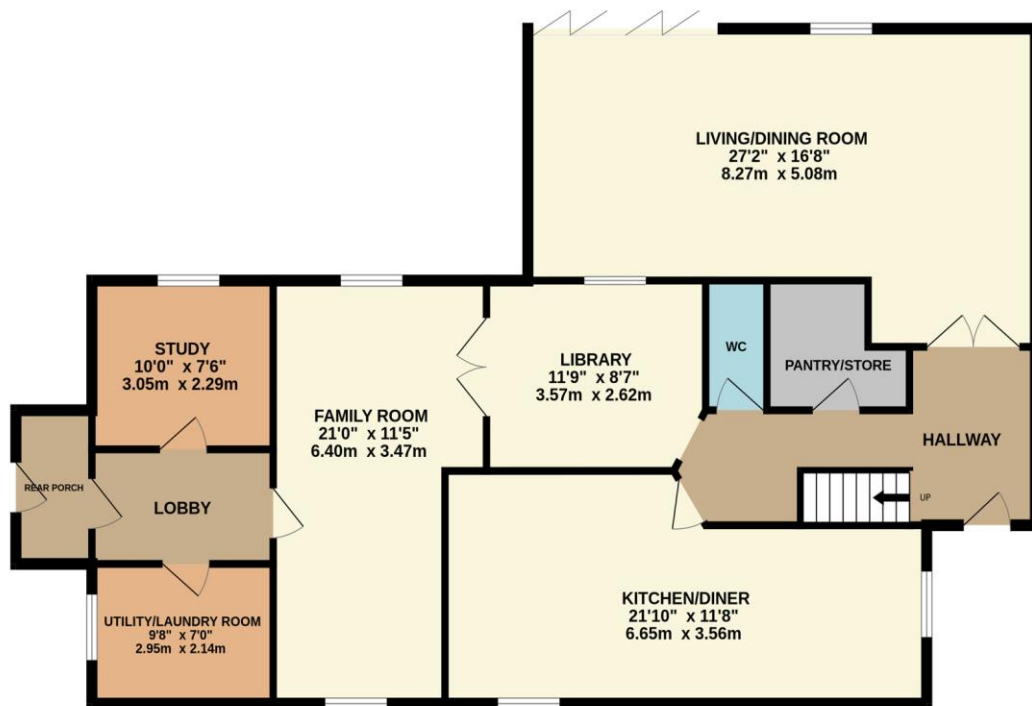
## Valuation/Market Appraisal:

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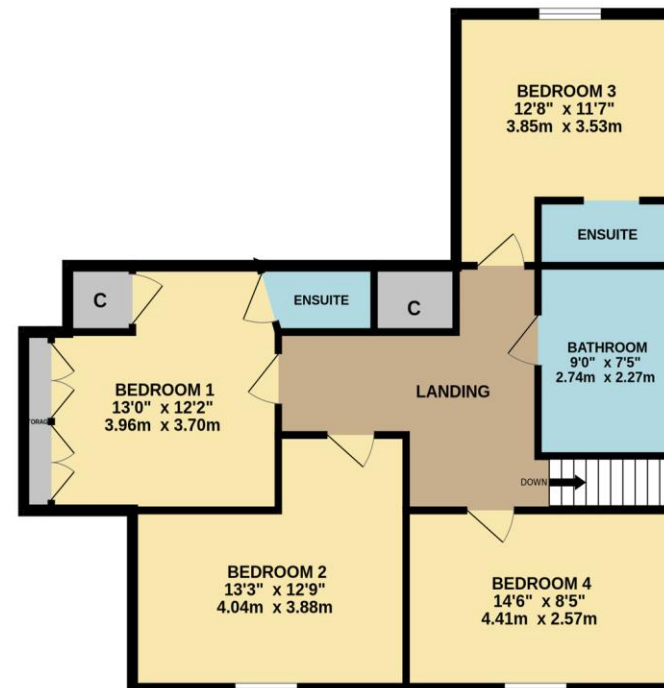




GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



EAST BANK ROAD, SUNK ISLAND

TOTAL FLOOR AREA : 2223 sq.ft. (206.5 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 arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

