



**FRANK HILL  
& SON**  
(Auctioneers and Valuers) Ltd

**10 CHANNEL ROAD**

Sunk Island, Hull, East Riding of Yorkshire

**Carter Jonas**

## **10 CHANNEL ROAD, SUNK ISLAND, HULL, EAST RIDING OF YORKSHIRE HU12 0QW**

- Patrington 2.8 miles
- Hull 16.8 miles
- Beverley 28.4 miles

Kitchen • Pantry • Sitting Room • Ground Floor Shower Room • Two Bedrooms • Family Bathroom • Outbuildings • EPC rating F

10 Channel Road is a semi detached traditional cottage located on Sunk Island. The accommodation is of good proportions benefiting from a large modern bathroom, and a good sized sitting room with open fire. The property is neutrally decorated throughout with some refurbishment required.

There is a substantial lawned garden to the rear of the property with a small garden to the front. A paved parking area at the property offers ample off road parking. In addition the cottage benefits from oil fired central heating.

The property is within a rural area with far reaching views of the open countryside. However, whilst being located in a rural area Patrington village is only a short distance of 2.8 miles. Patrington offers a range of services including public houses, local stores, a primary school and a veterinary centre. The village also has good transport links to Hull.

**A SEMI DETACHED COTTAGE IN A GENEROUS PLOT AND  
SURROUNDED BY OPEN COUNTRYSIDE.**







## ADDITIONAL INFORMATION

### Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### Restrictive Covenant

There will also be an additional covenant not to occupy the property other than as a single private residential dwelling. The purchaser is to covenant not to erect any building or other structure on the land without the prior written consent of the vendor.

### Overage Provision

An overage of 50% of the increase in value, should a purchaser obtain planning permission to extend the property by more than 20% of the existing floor area (the overage only applies to the area exceeding 20%) would be payable to The Crown Estate

### Viewing

Strictly by appointment through the selling agents -

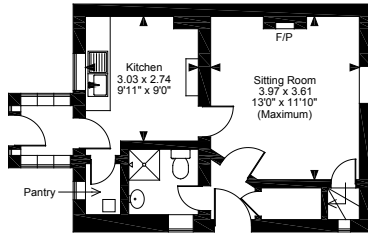
Carter Jonas T: 01904 558230

Frank Hill & Son T: 01964 630531.

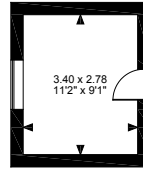
### Directions to HU12 0QW

Take the A1033 from Hull, continuing through the villages of Thorgumbald, Keyingham, and Ottringham towards Patrington. In Patrington turn right onto Humber Lane and at the end of the road turn right. After 2.1 miles turn left onto Channel Road and the property is 0.3 miles on the right hand side. The property is identified by a Frank Hill & Son for sale board.

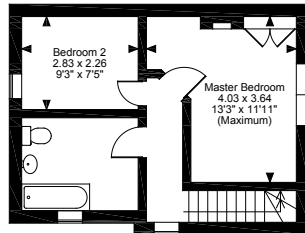
10 Channel Road, Sunk Island, Hull  
 Approximate Gross Internal Area  
 Main House = 720 sq ft / 67 sq m  
 Outbuilding = 174 sq ft / 16 sq m  
 Total = 894 sq ft / 83 sq m



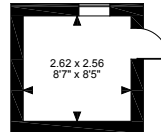
Ground Floor



Outbuilding 2



First Floor



Outbuilding 1

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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