



1 BENNINGHOLME GRANGE COTTAGE
Benningholme, Hull

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

Carter Jonas

1 BENNINGHOLME GRANGE COTTAGE, BENNINGHOLME, HULL HU11 5EF

- Skirlaugh 1.5 miles
- Hull 10 miles
- Beverley 9 miles

Kitchen • Pantry • Sitting Room • Three Bedrooms • Family Bathroom • Outbuildings

1 Benningholme Grange Cottage is a traditional semi-detached cottage located in the open countryside, but lying only 1.5 miles west of Skirlaugh Village. The property is well proportioned and offers a modern kitchen and generous sitting room with a traditional open fire.

There is a long lawned garden to the rear of the property and the property benefits from oil fired central heating and a gravel driveway to the side of the cottage providing off road parking.

Skirlaugh village is only a short distance from 1 Benningholme Grange Cottage and offers a range of services including public houses, local stores and a primary school. The village also has good transport links to Hull.

A SEMI-DETACHED COTTAGE SITUATED IN THE OPEN COUNTRYSIDE WITH FAR REACHING VIEWS.





ADDITIONAL INFORMATION

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

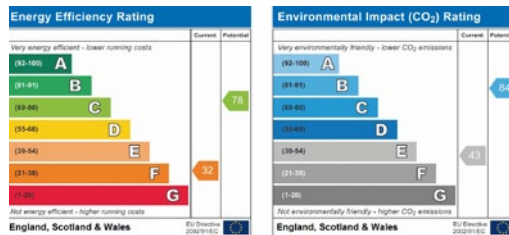
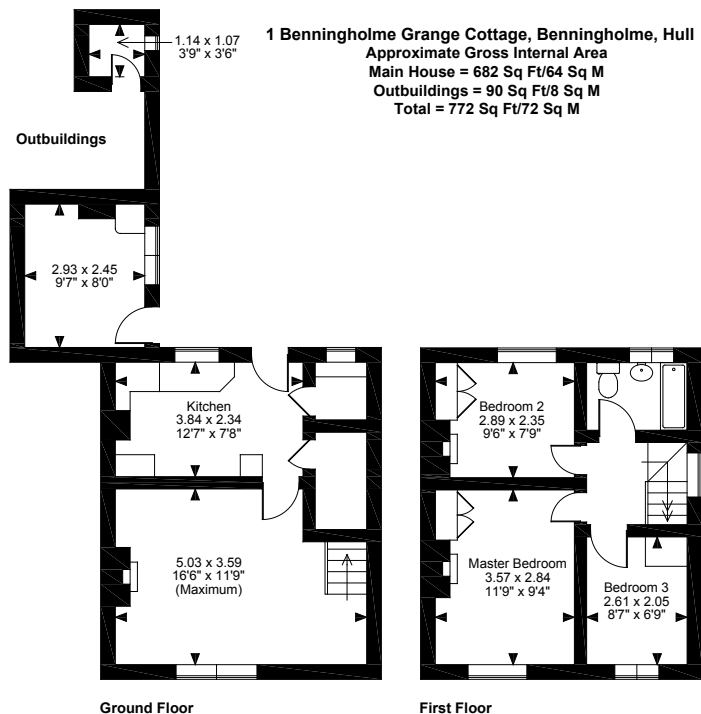
Restrictive Covenant There is a covenant not to occupy the property other than as a single private residential dwelling.

Viewing Strictly by appointment through the selling agents
Carter Jonas T: 01904 558230
Frank Hill & Son T: 01964 630531.

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.

Directions to HU11 5EF Take the A165 from Beverley heading towards Skirlaugh. In Skirlaugh turn right onto Benningholme Lane and at the end of the road turn right onto Swine Lane. Take the next left onto Kidhill Lane, follow the road for approximately 0.3 miles. The house is recognisable by a Frank Hill & Son for sale board.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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IMPORTANT INFORMATION

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