

FOR SALE
OAK TREE RESIDENTIAL CARE
HOME

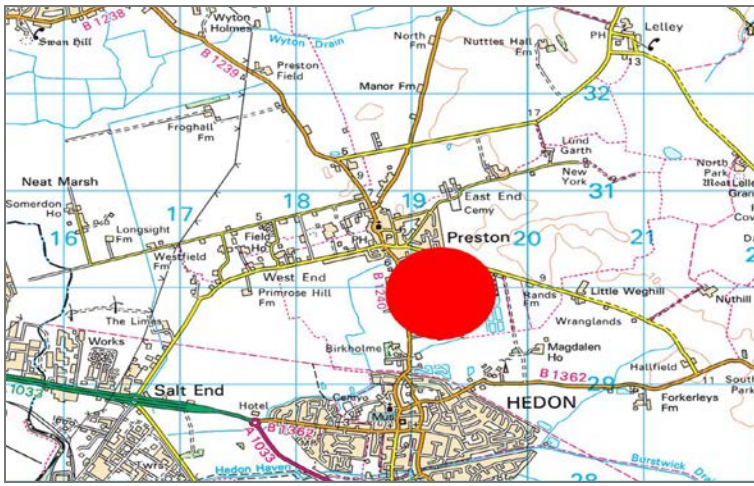

Eddisons



OAK TREE HOUSE, OAK TREE ESTATE, PRESTON, HULL,
HU12 8UX

PRICE UPON APPLICATION

- \ Extensive accommodation with adjoining extension.
- \ Registered for 20 residents.
- \ Site area of 0.30 acres (0.74 hectares).



LOCATION

The property is located in Preston Village, Hull approximately 6.5 miles east of the city centre.

Preston is a village in the East Riding of Yorkshire forming part of the Holderness area and is located just to the north of Hedon.

DESCRIPTION

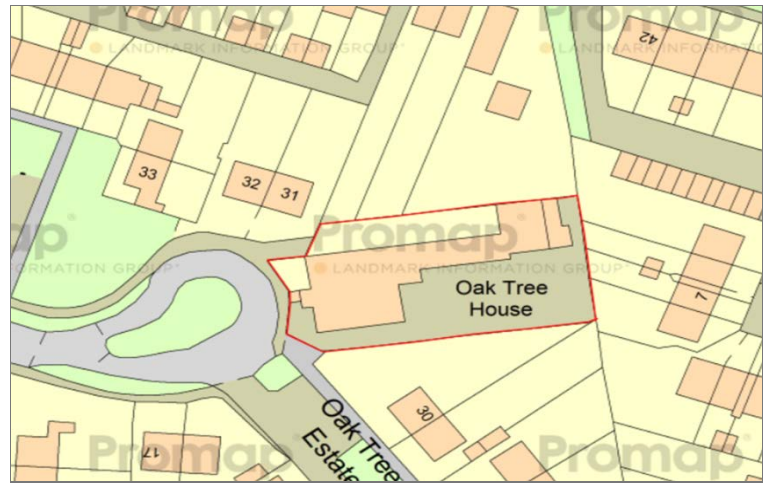
The property is a detached two storey and attic brick built Care Home under a pitched slate roof, with two storey extension of similar construction.

The accommodation comprises 2 double bedrooms, 16 single bedrooms (7 with ensuite facilities).

The property is registered for 20 residents.

There is car parking facilities to front and rear elevations, with kept gardens and a garage currently used as storage.

The home is rated as good by the Care Quality Commission.



COUNCIL TAX

The property is assessed under Council Tax Band G.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold. Price and financial details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the joint agents:

Eddisons
Tel / 0113 241 0940
Email / john.padgett@eddisons.com
Email / roisin.dennis@eddisons.com

Ernest Wilson
Tel / 0113 238 2900

JULY 2018
SUBJECT TO CONTRACT
FILE REF / 731.4098A

For more information, visit eddisons.com/property
T: 0113 241 0940

Important Information

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Energy Performance Certificate

Non-Domestic Building



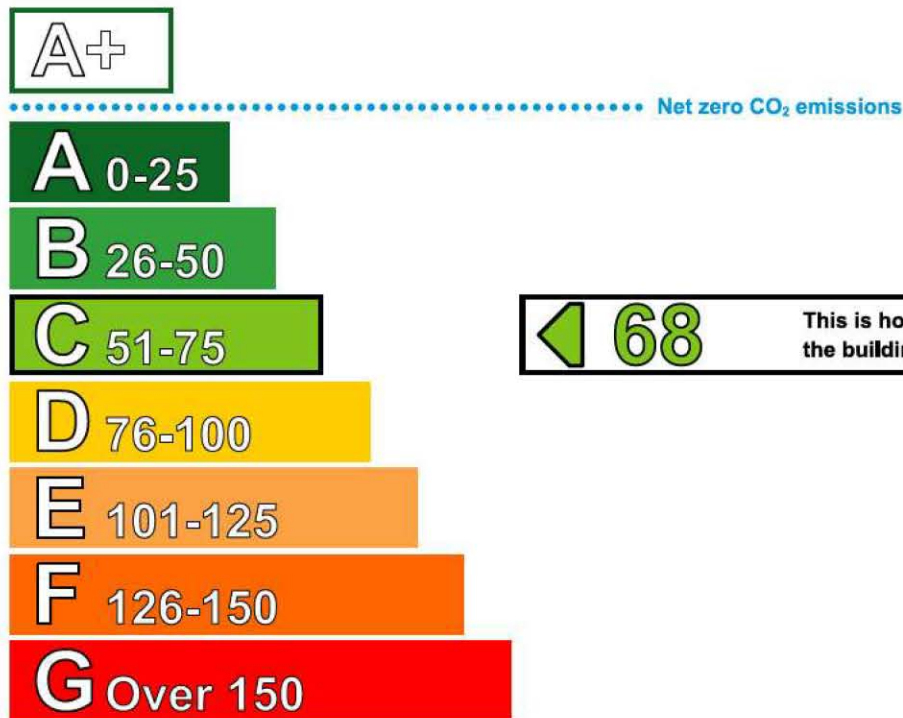
Oak Tree House
Oak Tree Estate
Preston
HULL
HU12 8UX

Certificate Reference Number:
0910-7981-0336-3440-8084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	594
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	116.84
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

