



**Well Lane, Hull, HU10 6HS**  
Offers Over £425,000





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Platinum Collection

## **Well Lane, Hull, HU10 6HS**

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This one-of-a-kind property offers exceptional flexibility, featuring up to seven bedrooms, or alternatively five spacious bedrooms alongside two dedicated work-from-home offices. With four generously proportioned reception spaces, it is perfectly suited to large families in need of ample living space. Set in a highly sought-after location, the home enjoys unrivalled views that must be seen to be appreciated. A truly unique opportunity—this is a property not to be missed.

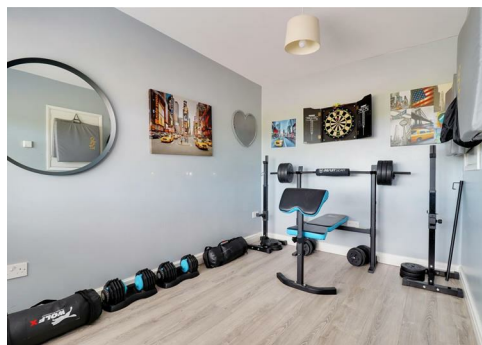
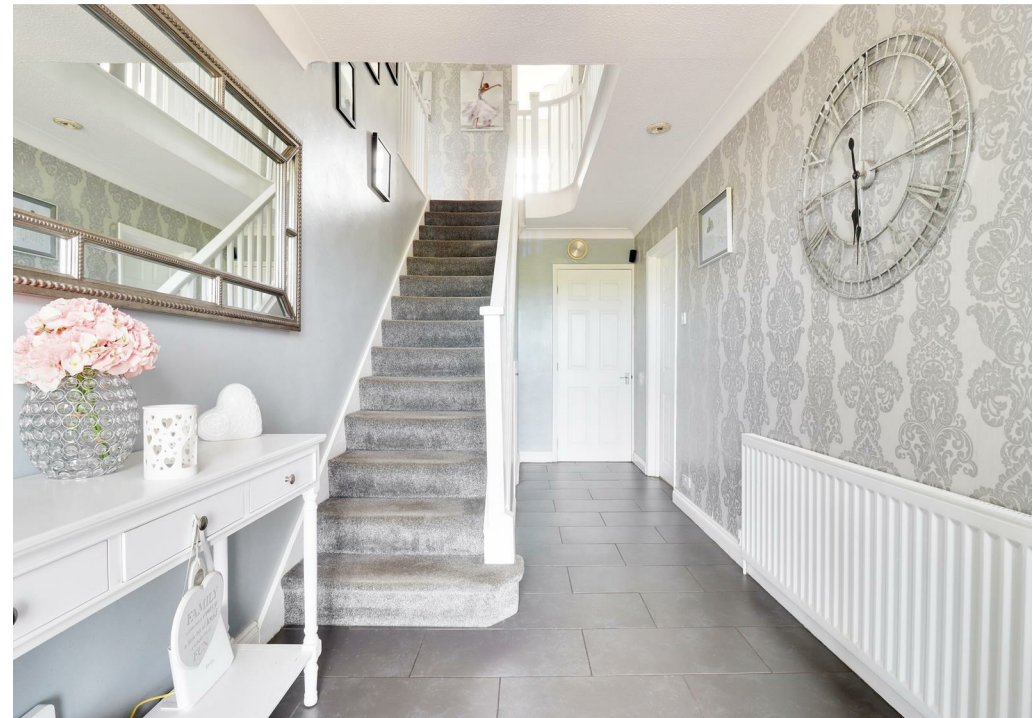




# Well Lane, Hull, HU10 6HS

## Key Features

- Totally Unique Property
- Unrivalled Views
- Flexible and Generous Living Accommodation
- More Than Meets The Eye
- Superbly Appointed Throughout
- Gated Driveway
- Sought-After Location
- EPC =



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 78      | 81        |
| EU Directive 2002/91/EC                     |         |           |

## **WILLERBY**

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation.

## **GYM / SITTING ROOM**

8'4 x 11'8 (2.54m x 3.56m)

A versatile reception space currently utilised as a gym with laminate wood flooring, storage cupboards and windows to the front elevation.

## **LIVING ROOM**

19'7 x 11'8 (5.97m x 3.56m )

A very generous and beautifully appointed living space with feature media wall with inset electric fire and space for a TV, oriel bay window to the front elevation.

## **LIVING DINING KITCHEN**

26 x 10 max (7.92m x 3.05m max )

A superb living dining kitchen with grey shaker wall and base units, solid wood work surfaces, kitchen island with breakfast bar and a tiled splashback.

Integrated appliances include 2 wine coolers, 5 ring gas hob, double electric oven, extractor hood, automatic dishwasher and a ceramic sink unit. Further benefitting from a seating area with feature media wall with inset electric fire, French doors and a window to the rear and open to the Dining Room.

## **DINING ROOM**

9'4 x 11'6 (2.84m x 3.51m )

A reception space perfect for either a dining room or further sitting room with a lovely aspect over the rear garden.

## **REAR LOBBY**

## **UTILITY**

With grey gloss wall and base units, plumbing for an automatic washing machine.

## **WC**

With low flush WC and a wash hand basin.

## **FIRST FLOOR;**

## **BEDROOM 1**

13'5 + wardrobes x 9 (4.09m + wardrobes x 2.74m )

A bedroom of double proportions with fitted wardrobes, window to the rear elevation and access to the en-suite,

## **EN-SUITE**

## **BEDROOM 2**

14'1 x 10'5 (4.29m x 3.18m )

A double bedroom with window to the front elevation.

## **BEDROOM 3**

8'5 x 10'2 (2.57m x 3.10m )

Another bedroom of double proportions with

laminate wood flooring and a window to the front elevation.

## **BEDROOM 4**

8 x 10'2 (2.44m x 3.10m )

A double bedroom with window to the front elevation.

## **BEDROOM 5**

11'3 + wardrobes x 8'10 max (3.43m + wardrobes x 2.69m max )

A generous bedroom with fitted cabin bed and wardrobes, window to the rear elevation.

## **BATHROOM**

A fully tiled bathroom with a three piece suite comprising of a panelled bath, low flush WC and a wash hand basin. Further benefitting from a fitted storage cupboard, heated towel rail and a window to the rear elevation.

## **SHOWER ROOM**

A fully tiled shower room with a walk-in shower and a heated towel rail.

## **SECOND FLOOR;**

## **BEDROOM 6**

15'3 x 13'7 (4.65m x 4.14m )

With Velux windows to the front and rear elevation, eaves storage.

## **BEDROOM 7**

15'3 x 8'5 (4.65m x 2.57m )

With Velux windows to the front and rear elevations.

## **EXTERNAL;**

## **FRONT**

A gated driveway providing ample off-street parking.





## REAR

Superbly appointed rear garden with raised decking area, further decking area housing a bar, shaped lawn and fenced borders.

## AML

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ANFIELD  
ROAD L4  
LIVERPOOL FOOTBALL CLUB

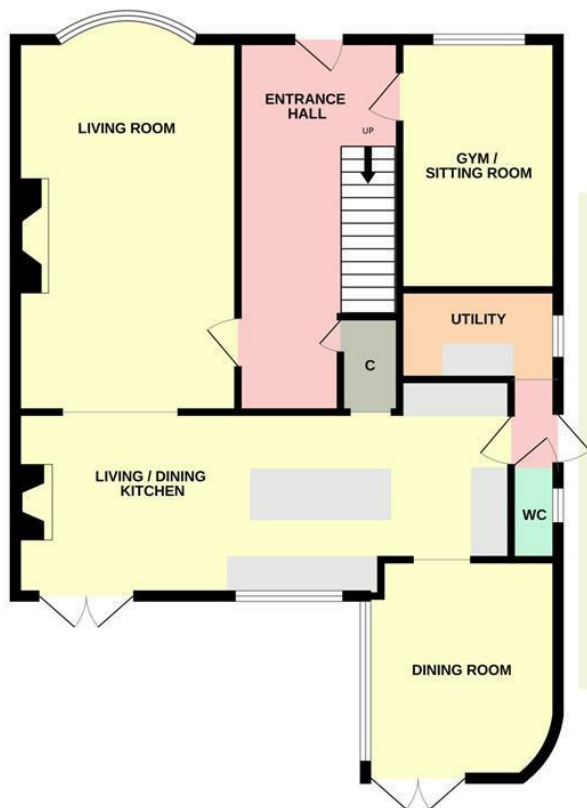




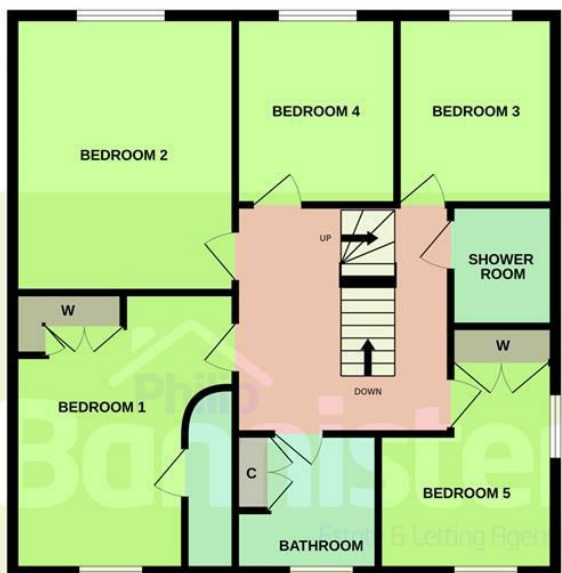




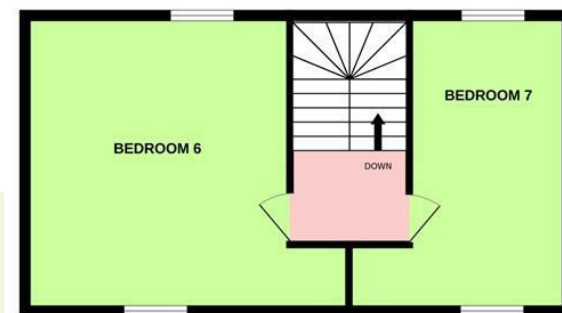
GROUND FLOOR  
918 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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