



Packman Lane, Kirk Ella, Hull, HU10 7TL

FINE & COUNTRY

AN EXCITING REFURBISHMENT OPPORTUNITY IN THE CENTRE OF THE VILLAGE ON NEARLY HALF AN ACRE CLOSE TO THE GOLF COURSE

Standing on a substantial elevated plot of nearly half an acre, this substantial double fronted property provides an exciting opportunity to refurbish which is reflected in this very realistic guide price. Offering overall accommodation over 3100 sq ft on two floors, take a look at the floorplan to fully appreciate the potential of this most desirable property. Providing four double bedrooms including a large master suite, four bathrooms and five receptions. We anticipate a high demand for this property, early viewing recommended.



Location:

The exclusive village of Kirkella lies approximately seven miles to the south of the Historic town of Beverley, Good local shopping and sporting facilities are to be found in the centre of Kirkella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.



Accommodation:

The accommodation is arranged on the ground, one upper floor and boarded our loft space. This can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Reception Hall:

With galleried staircase to the first floor.

Cloakroom:

With large full height cloak cupboards with rails and shelves.

Downstairs W.C.:

With wash hand basin.

Sitting Room:

With walk-in bay window, feature fireplace and custom fitted with leather seat.

Living Room:

With large walk-in bay window and period style fireplace with cast iron inset, with double French doors leading into...

Lounge:

With feature period style fireplace and large walk in bay window to one side, a connecting door to the study plus double French doors leading to...

Family Room:

A large L-shaped room used as diner, party room and office with lots of potential for multiple uses. With two sets of French doors and six large picture windows enjoying an outlook over the garden.

Study:

Suitable for a variety of uses as this room can be accessed from the Lounge or Family Room.

Kitchen:

Includes a range of fitted cabinets with complementing worktops, inset Belfast sink, range oven dishwasher and under-counter built in fridge.

Utility Room:

Includes single drainer sink unit, gas fired central heating boiler unit, wall mounted cupboards and hot and cold plumbing for washing machine and dryer.

First Floor



Galleried Landing:

With tall cupboard, drawer unit and a long bookcase, access to roof space and five doors to other rooms.

Master Bedroom:

Incorporating the space for the dressing room and en-suite with windows to both sides of property, plus a range of fitted wardrobes. Double French doors leading to balcony, overlooking rear gardens.

En-suite:

With shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 2:

With fitted wardrobes and bay window with views over the frontage. Plus two windows to the side of the property.

Bedroom 3:

Includes an extensive range of fitted wardrobes and matching drawer units.

Large En-suite Shower Room:

Includes a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c. With large built in cupboards.

Bedroom 4:

With range of fitted wardrobes and cupboards.

Large En-suite Shower Room:

Includes shower cubicle, pedestal wash hand basin and low level w.c. With large built in cupboards.



Family Bathroom:

Incorporating a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c.

Outside:

The property stands particularly well with a wide road frontage with mature trees, there is a feature cast iron three tiered fountain and a wide driveway provides multiple parking with turning space leading to a double garage. To the rear of the property there is an extensive garden enjoying considerable privacy bordered by mature hedging and trees. There is an outdoor entertaining area with covered barbecue beyond which is an ornamental pond, further entertaining areas, spacious lawns and large orchard.

Services:

Mains gas, water, electricity and drainage are connected to the property. We are advised by the vendor that 'Superfast Fibre' broadband is also connected to the property.

Central Heating:

The property has the benefit of a gas fired central heating system to panelled radiators.

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 G.*

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 independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 79 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
1928 sq.ft. (179.1 sq.m.) approx.



1ST FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



PACKMAN LANE, KIRKELLA, HU10 7TL

TOTAL FLOOR AREA : 3121 sq.ft. (290.0 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



