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Limb
MOVING HOME



Whitefield, 33 Church Lane, Kirk Ella, East Yorkshire, HU10 7TA

📍 Superb Detached Bungalow

📍 1/4 Acre Plot

📍 5 Bedroom/ 4 Bathroom

📍 Council Tax Band = G

📍 Stunning Kitchen

📍 Fabulous Rear Garden

📍 Parking & Double Garage

📍 Freehold / EPC = D

£650,000

INTRODUCTION

Occupying a substantial plot approaching a quarter of an acre, this beautifully presented detached bungalow offers a rare blend of extensive accommodation, a private setting, and elegant, single-floor living. The property is a testament to thoughtful design, providing a seamless and expansive living environment that caters to a modern lifestyle.

The heart of the home is a series of interconnected living spaces, beginning with a spacious entrance hall that provides excellent storage. The lounge, a comfortable and inviting room with a charming log burner, flows naturally into the dining room, creating a perfect area for both daily life and entertaining. This open-plan design maximizes the sense of light and space. A highlight of the property is the superbly designed kitchen, featuring a sleek, contemporary aesthetic. It is fitted with an excellent range of appliances, complemented by Quartz worktops and a central island, and seamlessly connects to a bright conservatory via double doors. A separate utility room and a guest cloakroom provide essential practicality.

The extensive accommodation includes five well-proportioned bedrooms, three of which benefit from their own private en-suite facilities, offering exceptional flexibility for family and guests. The bedrooms are arranged thoughtfully for privacy and convenience.

Outside, the home is set well back from the road behind mature hedging, ensuring a high degree of privacy. A generous parking forecourt leads to a detached double garage, providing ample space for vehicles. The rear garden is a private oasis, primarily laid to a large lawn with multiple patio areas, perfect for outdoor dining and relaxation, all framed by secure walled and fenced boundaries.

LOCATION

The property occupies a prime position along the much desired Church Lane, Kirk Ella. Situated to the West of Hull, Kirkella is one of the region's most sought after areas. A number of local shops are situated in the village centre with the surrounding area offering a more extensive range of shops and public amenities. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.



ACCOMMODATION

The room sizes and layout are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

Spacious entrance hall with built in cupboards providing excellent storage. Tiled floor and access to inner hallway leading through to two bedroom suites.



LOUNGE

With log burning stove upon a slate hearth with oak mantle. Window to the front elevation and window to rear. Open plan through to the dining room.



DINING ROOM

With window to the front elevation and large airing cupboard housing one of the gas central heating boilers.



KITCHEN

Stunning space with an extensive range of stylish units and sleek Quartz worktops with matching central island. There is an array of integrated appliances including a Franke inset sink with Quooker boiling water tap, NEFF oven, combination microwave and induction hob with extractor above, dishwasher and Siemens fridge plus a wine chiller. Inset spot lights, windows to side and double doors lead through to the conservatory.



KITCHEN - ALTERNATIVE VIEW



CONSERVATORY

With doors leading out to the rear garden.



UTILITY

With fitted units, plumbing for a washing machine and space for dryer, external access door and windows to side.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiling to walls and floor, window to side.

BEDROOM ACCOMMODATION

The bedroom layout is designed with two separate areas, providing versatile options for extended family or independent living.

An inner hallway runs off the main entrance hall and leads to two bedroom suites at the front of the property.

A further hallway is situated off the lounge providing access to the remaining three bedrooms, en-suite and family bathroom.

BEDROOM 2

With fitted wardrobes and window to side.



EN-SUITE BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, window to side.



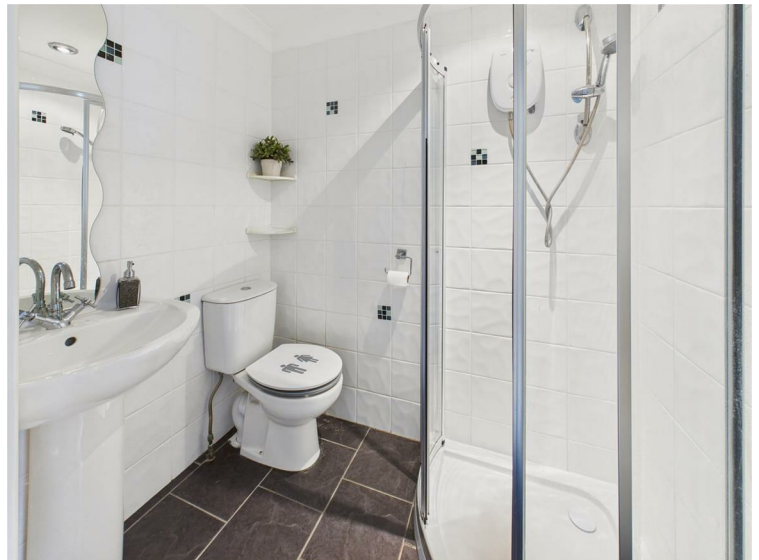
BEDROOM 3

With walk in wardrobe/storage cupboard which also houses the second gas central heating boiler.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor.



INNER HALL

With window to the side overlooking the rear garden. Useful airing cupboard.

MAIN BEDROOM

With fitted wardrobes and window to the side elevation.



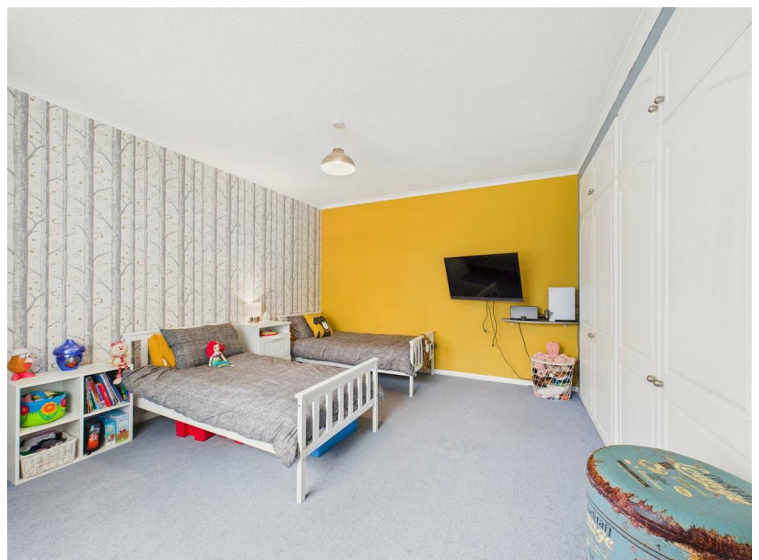
EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to side.



BEDROOM 4

With built in wardrobes and window overlooking the rear garden.



BEDROOM 5 / OFFICE

With fitted wardrobes and window to the side elevation.



BATHROOM

With suite comprising a spa bath with shower attachment, wash hand basin and low flush W.C. Wall mounted cabinet, tiling to walls and floor, window to side.



OUTSIDE

Outside, the home is set well back from the road behind mature hedging, ensuring a high degree of privacy. A generous block paved parking forecourt leads to a detached double garage, providing ample space for vehicles with attractive lawn and slate borders to the corners. The rear garden is a private oasis, primarily laid to a large lawn with multiple patio areas, perfect for outdoor dining and relaxation, all framed by secure walled and fenced boundaries. There is also a covered BBQ area.



PATIO



COVERED BBQ AREA



REAR VIEW



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

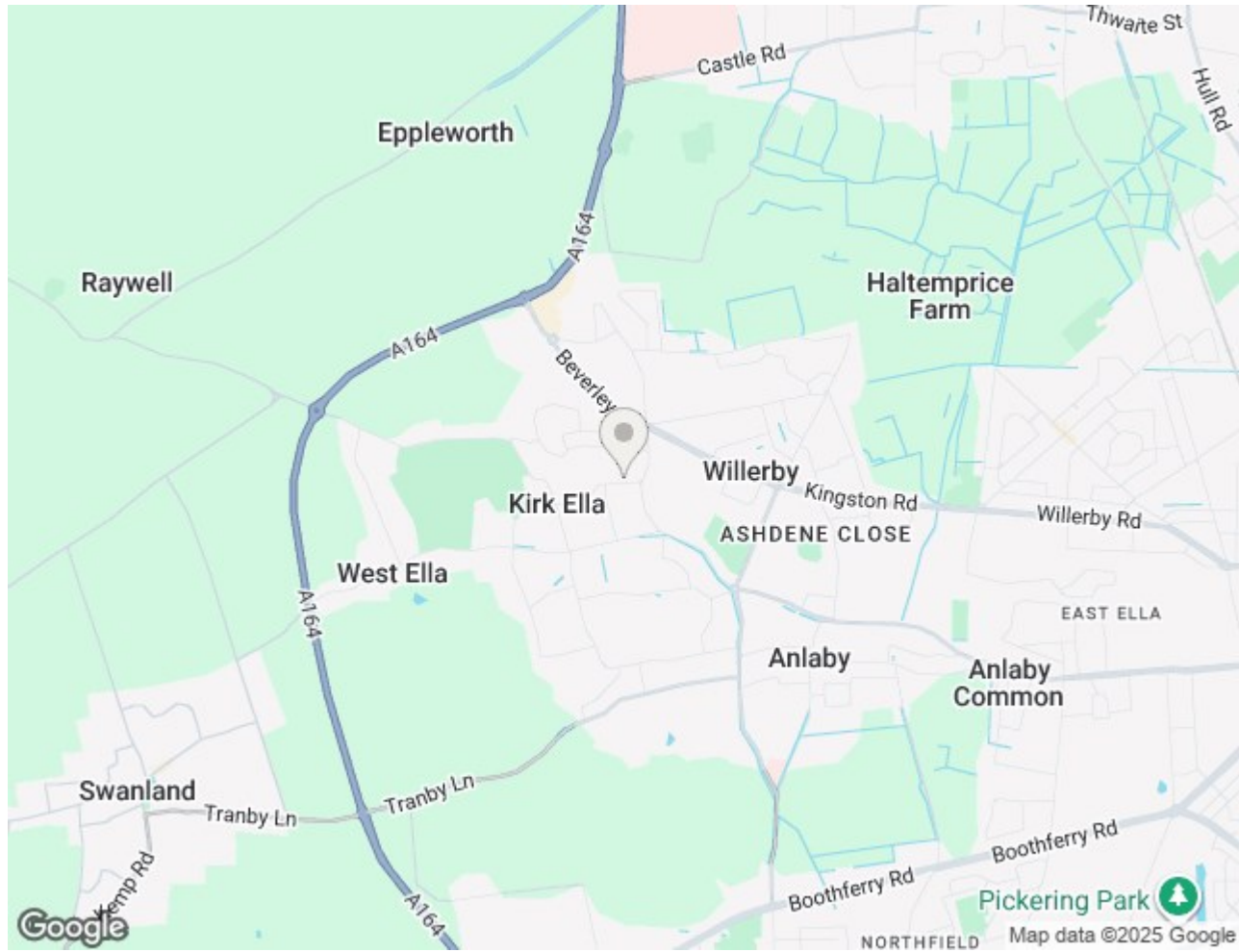
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Approximate total area[®]
2141 ft²
198.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	