

# Whitakers

Estate Agents



## 2 Church Cottages Church Lane, Kirk Ella, HU10 7TQ

**£239,950**

Whitakers Estate Agents are pleased to introduce this immaculately presented traditional cottage which maintains a contemporary feel throughout whilst incorporating many original features, making it ideal for those seeking to embrace a tranquil lifestyle.

The accommodation is situated on a popular and residential location within the sought after Kirk Ella village which enjoys close proximity to local amenities including shops and eating / drinking facilities. Highly accessible transport links provide access to further shopping parks and leisure facilities along with routes to the Hull City Centre and surrounding villages.

The residence briefly comprises dining area with entrance door (which could be split to create a second bedroom), fitted kitchen and spacious lounge to the ground floor. A split-level landing leads to the first floor which incorporates the master bedroom, bathroom suite furnished with a four-piece suite and further stairs leading to the flexible loft space which is boarded out.

Externally the property enjoys two low maintenance gardens; the first of which is accessed via the side of the property and enjoys a wooden decking area, two storage sheds and is enclosed by brick walling. The second garden - accessed by French doors in the lounge - is laid to lawn with faux grass and also secured to the perimeter by brick walling.

An internal inspection is advised to truly appreciate the accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Dining Area / Bedroom Two



Wooden double glazed front door, three wooden double glazed windows, central heating radiator and solid oak flooring.

#### Kitchen



Single glazed feature window, central heating radiator, under stairs storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with four ring gas induction hob and extractor hood above and plumbed for an automatic washing machine.

### Lounge



Wooden double glazed French doors leading to the rear external, two wooden double glazed windows, central heating radiator, log burner with tiled hearth and brick inset and surround, fitted storage cupboard and laminate flooring.

### First Floor

#### Split Level Landing

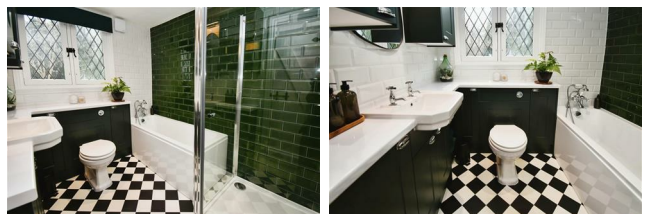
Central heating radiator and carpeted flooring. Leading to:

#### Bedroom One



Double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

### Bathroom



Wooden double glazed window, central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath with mixer tap / shower, walk in enclosure with mixer shower / waterfall shower, vanity sink with mixer tap and low flush W.C.

## Loft Room



Two loft style windows, central heating radiator, storage in the eaves and laminate flooring.

## External



Externally the property enjoys two low maintenance gardens; the first of which is accessed via the side of the property and enjoys a wooden decking area, two storage sheds and is enclosed by brick walling. The second garden - accessed by French doors in the lounge - is laid to lawn with faux grass and also secured to the perimeter by brick walling.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - Kirk Ella, East Riding of Yorkshire

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

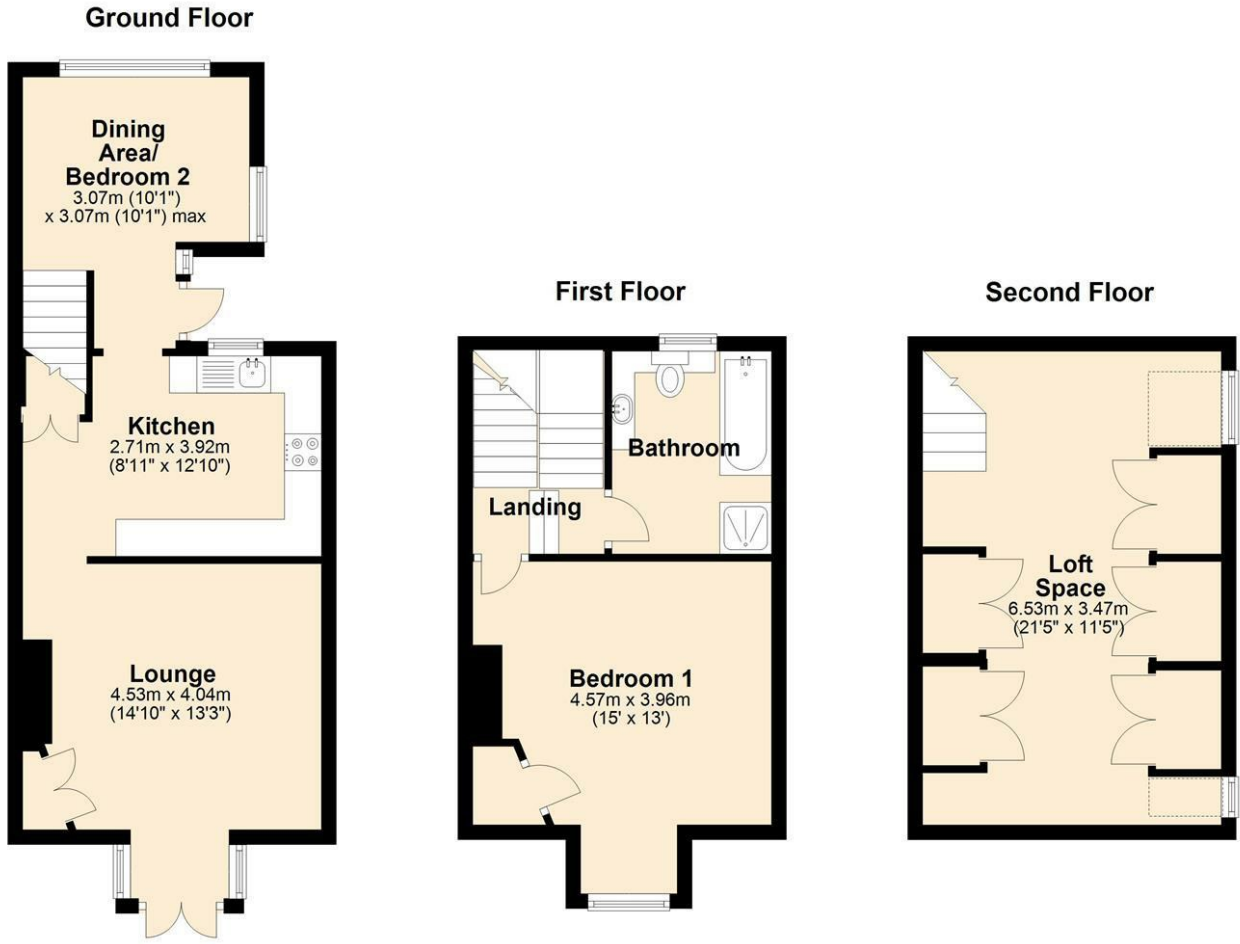
## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

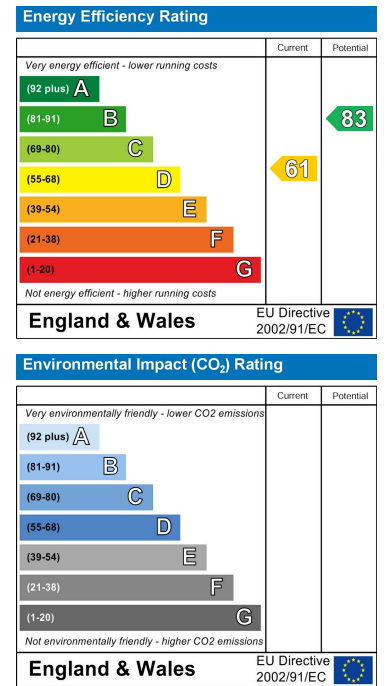


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.