

# Whitakers

Estate Agents



## 29 Four Acre Close, Kirk Ella, HU10 7JL

**£269,950**

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached true bungalow which occupies a generously sized plot in a tranquil cul-de-sac, and has been greatly enhanced to an exceptional standard throughout by its current owner.

Externally to the front aspect, there is a lawned garden with decorative planting and a side drive that accommodates off-street parking, and leads to the detached garage.

Upon entering, the resident is greeted by an entrance hall that opens to the spacious lounge, and fitted kitchen; an inner lobby the follows to two double bedrooms, and a shower room,

The enclosed rear garden is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

Taken together, the accommodation is ideal for those who require to make the transition from a multi-storey property, to a home centred around the ground level without heavily compromising on living space available.

Viewing at the earliest convenience is recommended to avoid disappointment.

### Agent's observation

29 Four Acre Close is a neatly presented true bungalow established within the Kirk Ella Parish, and has been greatly enhanced by its current owner throughout.

Although the layout of the property is centred around the ground level, the accommodation is of generous proportion, and would make it ideal for those who require a lateral lifestyle. It would also suit the needs of those wanting to make the transition from a multi-storey property without compromising on living space available.

The Ofsted rated 'Good' St Andrew's Primary School and Tranby School are within the immediate vicinity, but the catchment area allows access to other highly regarded schools.

A new resident will also embrace close proximity to the Anlaby village with its abundance of local amenities, but will also take advantage of the nearby retail park and leisure facilities including the Haltemprice leisure centre and connecting playing fields.

The accommodation comprises

### Front external



Externally to the front aspect, there is a lawned garden with decorative planting and a side drive that accommodates off-street parking, and leads to the detached garage .

### Hall

UPVC double glazed door with side window, and laminate flooring. Wooden door opening to :

Lounge 16'9" x 14'3" maximum (5.11 x 4.36 maximum )



UPVC double glazed window, central heating radiator, and laminate flooring.

Kitchen 14'9" x 8'4" maximum (4.51 x 2.55 maximum )



UPVC double glazed door and windows, central heating radiator, cushion effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and hood above.

### Inner hallway

With access to the loft hatch, built-in storage cupboard, and laminate flooring. Leading to :

Bedroom one 14'11" x 10'10" (4.57 x 3.31 )



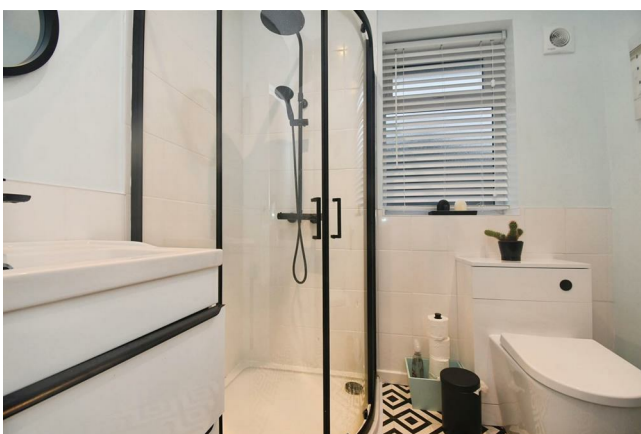
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 11'10" x 9'7" (3.61 x 2.93 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, partly tiled walls with cushion effect laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

Garage

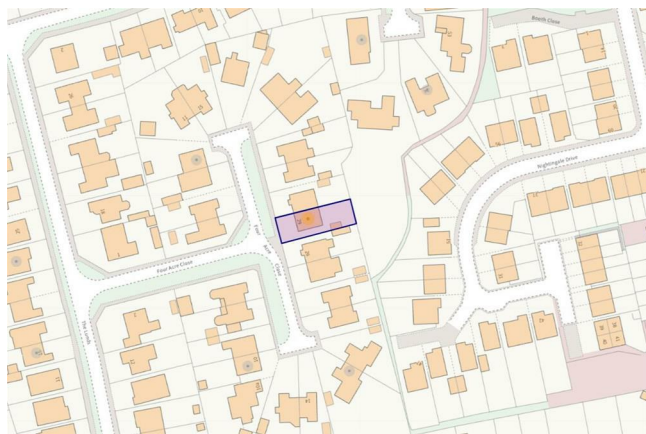


With connection to lighting / power, and accessed via an up-and-over door and personal side door.

Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK088029900

Council Tax band - C

## EPC rating

EPC rating - D

## Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

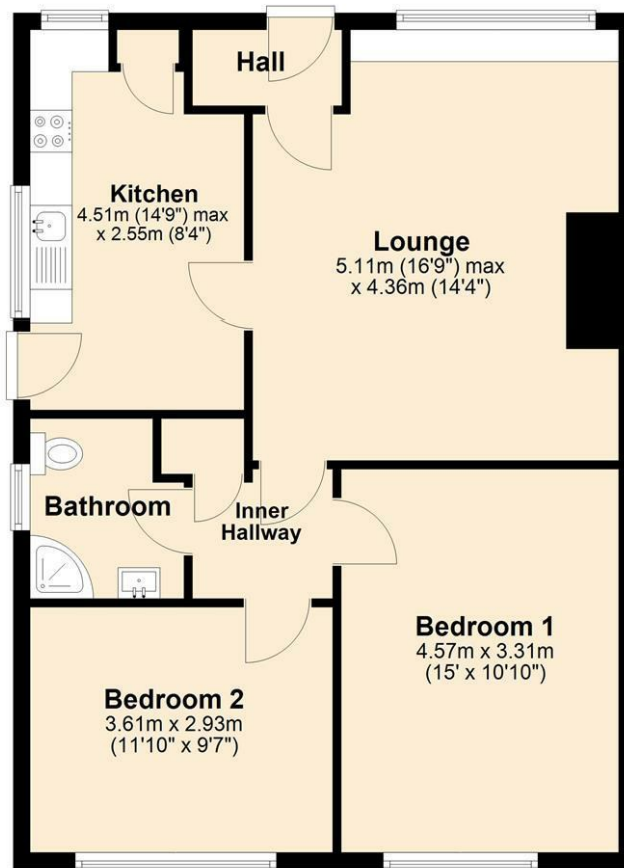
## Whitakers Estate Agent Declaration

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

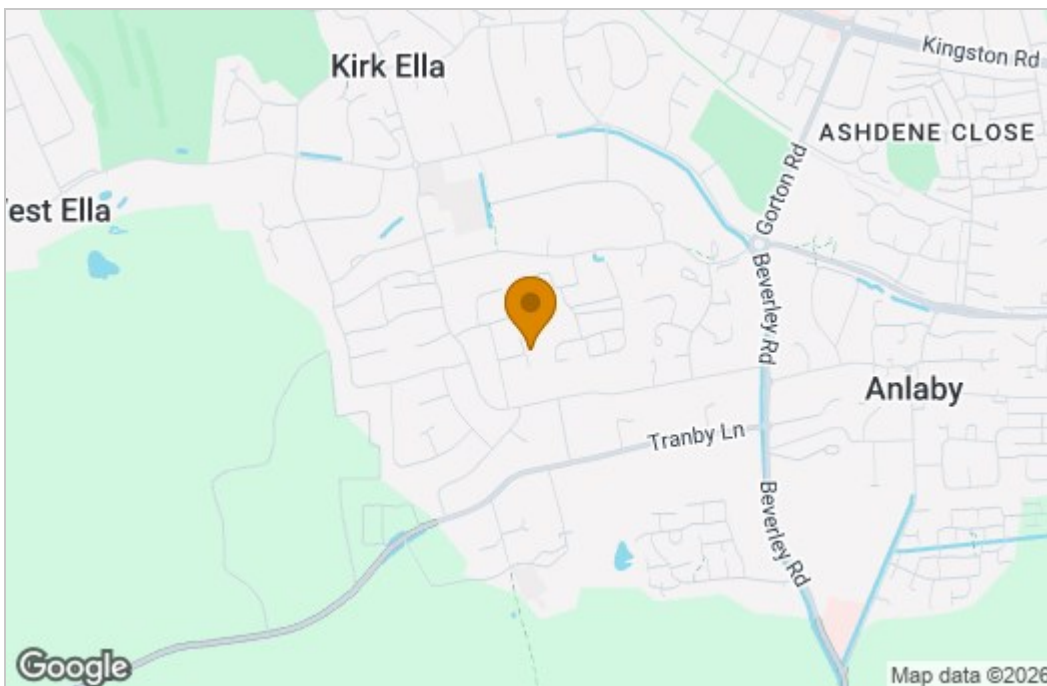
## Ground Floor

Approx. 68.6 sq. metres (738.4 sq. feet)

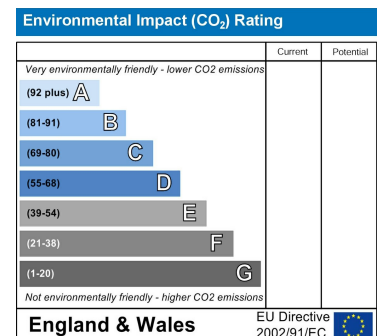
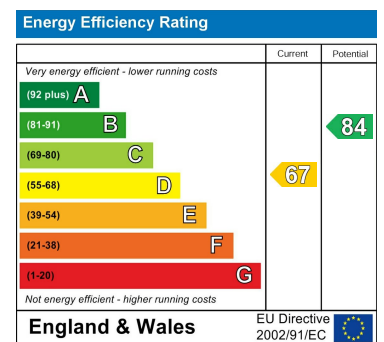


Total area: approx. 68.6 sq. metres (738.4 sq. feet)

## 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.