

# Whitakers

Estate Agents



**17 Church Lane, Kirk Ella, HU10 7TA**

**£350,000**

Fairholme, Church Lane Kirk Ella, HU10 7TA

£350,000 – NO ONWARD CHAIN

A rare opportunity has arisen to acquire a beautiful early 19th Century 'blue plaque' cottage within the local conservation area. The house is of local historical interest and of architectural significance.

Fairholme has been extended and forms the larger part of the original building which enjoys an elevated position with southerly aspect, ample private parking and well stocked gardens.

The main features comprise: entrance, lounge, dining/sitting room, fitted kitchen and rear lobby leading to ground floor shower room. The first floor boasts three double bedrooms and family bathroom.

Externally the large driveway provides ample parking for a number of vehicles. There is an elevated terraced front garden, secluded lawn with ornamental pond and inner courtyard with shed and stores. A particularly attractive feature is the Yorkstone paved front terrace with pathway adjoining.



## The Accommodation Comprises

### Ground Floor

Entrance 5'04 x 4'06 (1.63m x 1.37m)

With tiled flooring and double glazed front door and sash window.

Lounge 13'10 x 13'07 (4.22m x 4.14m)



Beautiful room with original wooden flooring and feature marble fire surround, radiator, moulded cornice and ornate feature ceiling rose. Wooden panelling to the walls and Sash window.

Dining Room 14'0 x 13'7 (4.27m x 4.14m)



With wooden flooring and dual aspect Sash windows, staircase with storage below, and wrought iron balustrade. Cast iron fireplace and two radiators.

### Rear Lobby

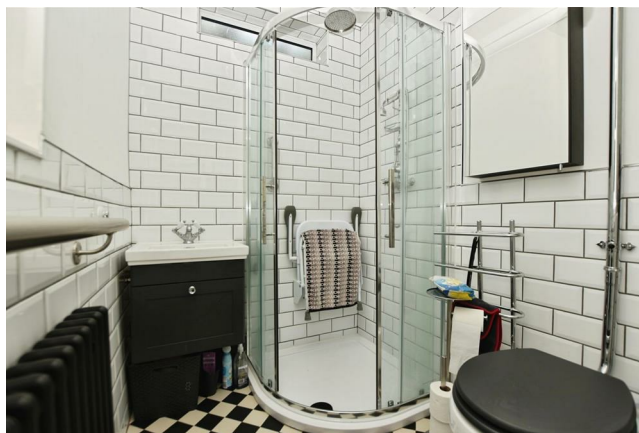
With access to the Kitchen, Shower Room and rear courtyard. Tiled flooring.

Kitchen 9'08 x 8'02 (2.95m x 2.49m)



With floor and eye level units and complimentary work surfaces above, Sink and a half with drainer, extractor Hood and space for a cooker. Sash window to the side elevation and tiled flooring and radiator.

Shower Room 6'01 x 5'0 (1.85m x 1.52m)



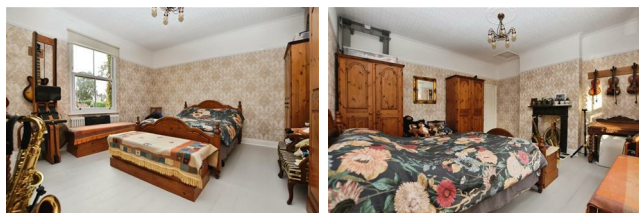
With newly fitted walk in shower enclosure and mixer shower above, vanity sink, period high flush toilet and a heated towel rail. Tiled walls and flooring.

### First Floor

#### Landing

Split level landing with Sash window and radiator.

Bedroom One 14'0 x 13'9 (4.27m x 4.19m)



With exposed wooden floorboards, period fire surround, sash window and central heating radiator.



Bedroom Two 13'07 x 11'02 (4.14m x 3.40m)



With exposed wooden flooring, dual aspect sash windows, Built in storage and central heating radiator.

Bedroom Three 9'10 x 7'9 (3.00m x 2.36m)



Sash window overlooking side garden. Exposed wooden floor and radiator.

Bathroom 6'1 x 5'6 (1.85m x 1.68m)



With a traditional white suite comprising of a panelled bath, pedestal sink and a low flush toilet. Sash window and part tiled walls, tiled flooring and radiator.

External



To the front of the property there is a well stocked sloping garden with steps leading to the walled terrace. Alongside the property is an enclosed private garden which is mainly laid to lawn with hedged borders and ornamental pond. Adjoining the garden is a large driveway to accommodate multiple vehicles. To the rear is a gravelled courtyard housing a useful shed and further storage.

Front External



Gardens



Courtyard



Council Tax  
Local Authority - East Riding Of Yorkshire  
Band: D

## EPC

EPC rating: D

## Tenure

The property is of Freehold Tenureship

## 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.

## Material Information

Construction - Standard

Conservation Area - Kirk Ella

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 20 Mbps Ultrafast 10000 Mbp

Coastal Erosion - N/a

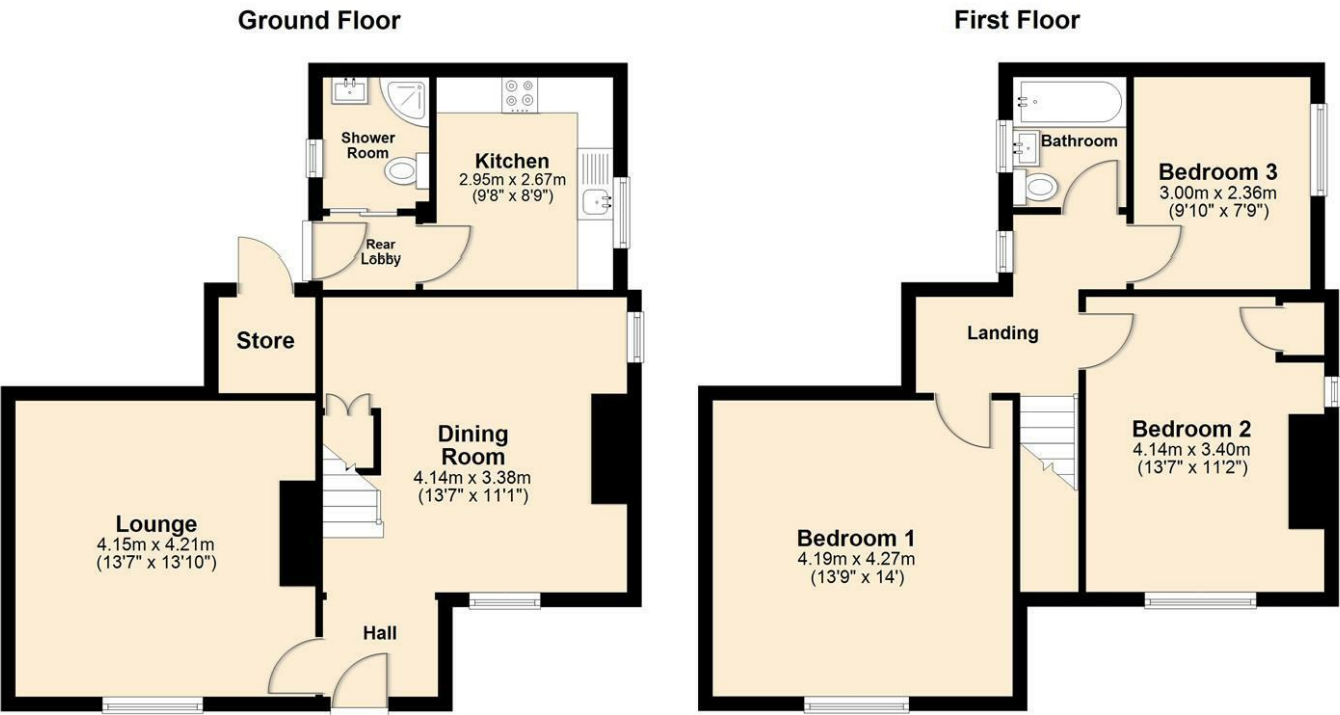
Coalfield or Mining Area - N/A

## 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.



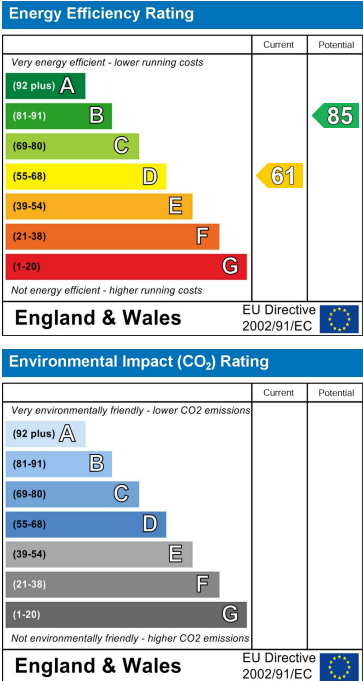
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.