

# Whitakers

Estate Agents



## 35 The Lunds, Kirk Ella, HU10 7JJ

**£575,000**

Whitakers Estate Agents are pleased to introduce this truly unique detached dormer bungalow which has been greatly extended and enhanced from its original design to provide over three thousand square foot of living space across both of its floors.

Location wise, the accommodation is established on 'The Lunds' in Kirk Ella - one of West Hull's most sought after villages, renowned for its proximity to leisure centres, amenities and dining facilities, all of which are tied together by easily accessible transport links.

Externally to the front aspect, the plot is partly laid to lawn with gravelled and paved sections, and is enclosed by boundary hedging. This garden extends down the side of the property, ending at a large, paved driveway that accommodates off-street parking for multiple vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall, which incorporates a music room, and leads to a bay fronted master bedroom, two good bedrooms, and a bathroom furnished with a four-piece suite.

A spacious lounge, with a log burner feature, has French doors that open to the fitted kitchen with an open plan aspect to the conservatory. Adjacent, there is a fitted utility room that follows to a dining / entertaining room with a separate boiler room off.

The accommodation comprises

Front external



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Ground floor

Hallway



Entrance door with side window, central heating radiator, and carpeted flooring. Leading to :

Music room 10'4" x 10'11" (3.16 x 3.34 )



UPVC double glazed French doors with side

windows, central heating radiator, and carpeted flooring.

Bedroom one 16'1" x 10'11" maximum (4.92 x 3.35 maximum )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and surround, and laminate flooring.

Bedroom two 9'10" x 10'11" (3.00 x 3.35 )



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

Bedroom three 8'6" x 10'11" (2.60 x 3.35 )



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

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer and waterfall shower, vanity wash basin with mixer tap, and low flush W.C.

Lounge 20'1" x 15'6" maximum (6.14 x 4.73 maximum )



Three UPVC double glazed windows, central heating radiator, log burner with tiled hearth and wooden surround, and laminate flooring.

Kitchen 13'10" x 12'0" (4.24 x 3.67 )



Breakfast island with fitted storage, tiled flooring

with under floor heating, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, integrated dishwasher, and provision for a gas cooker with extractor hood above.

Conservatory 12'5" x 13'0" (3.79 x 3.98 )



UPVC double glazed throughout with French doors, two central heating radiators, and tiled flooring.

Utility room 9'1" x 14'7" (2.77 x 4.45 )



Two UPVC double glazed doors, tiled flooring, and fitted with floor and eye level units, worktop with splashback upstand above, sink with mixer tap and integrated dishwasher.

Dining / entertaining room 22'10" x 14'4" (6.96 x 4.37 )



Two UPVC double glazed bow windows, two central heating radiators, worktop with splashback upstand above and fitted storage, and wood flooring.

Utility / boiler room 11'3" x 8'5" (3.43 x 2.57 )  
Carpeted flooring, and plumbing for a washer and a dryer.

First floor

Landing

Carpeted flooring, and leading to :

Master bedroom 15'3" x 14'9" (4.66 x 4.52 )



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

En-suite



UPVC double glazed window, central heating radiator, tiled flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity wash basin with mixer tap, and low flush W.C.

Bedroom five/Dressing room 15'3" x 7'1" (4.66 x 2.18 )



UPVC double glazed window. Central heating radiator, storage in the eaves, and laminate flooring.

Rear landing / games room 21'7" x 12'11" (6.59 x 3.94 )



UPVC double glazed window, roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

Office 16'10" x 14'4" (5.14 x 4.37 )



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

Store room 13'6" x 14'11" (4.12 x 4.56 )



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

Rear external



BI folding doors in the music room open to the south-westerly facing rear courtyard, which is low maintenance in design, being paved with sections that are laid to with slate chipping and faux grass. And partly sheltered by a canopy. The residence also enjoys a purpose-built BBQ to enjoy al fresco dining in the summer months, and a log storage shelter.

Off street parking



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 - KIK132035900

Council Tax band - F

EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 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

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#### Whitakers Estate Agent Declaration

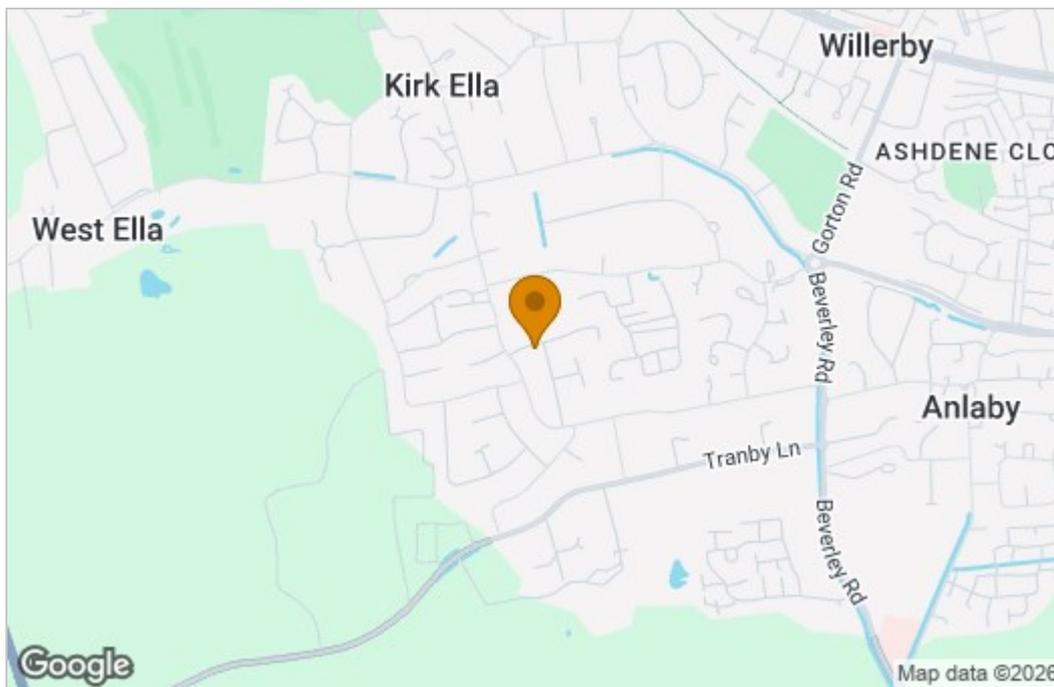
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# Floor Plan

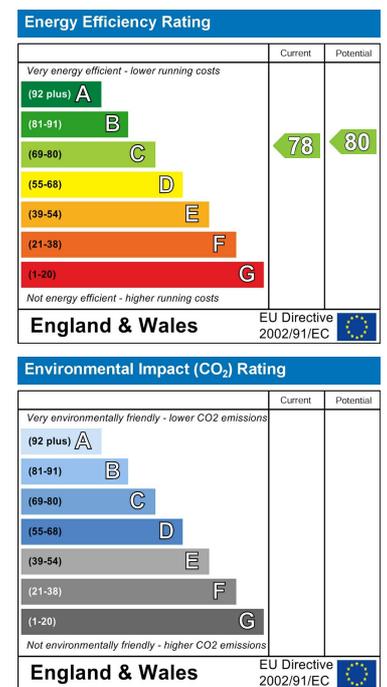


Total area: approx. 352.4 sq. metres (3793.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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