

Whitakers

Estate Agents



Ivy House Station Road, Hull, HU12 9TB

£499,000

****Adorned with beautiful mature trees and enjoying spectacular open countryside views****

"Ivy House" is a fabulous detached family home. The original property dates back to circa 1800s and, whilst retaining many of the gorgeous period features, this wonderful home has been lovingly enhanced and updated over the years and offers a turn-key opportunity for new owners to move straight into. Enjoying a peaceful setting off Station Road in the desirable village of Keyingham.

The tastefully styled, extensive accommodation includes: a welcoming hallway with feature bay and a gorgeous staircase sweeping up to the first floor, with a split-level landing providing access to the family bathroom with four-piece suite and five double bedrooms, most of which have fitted furniture.

The ground floor has ample rooms for the family to relax and unwind, including a comfortable lounge with feature multi-fuel burner, high ceiling with coving and curved bay window, along with a cosy snug/hobby room.

Beautifully designed for family gatherings, entertaining and celebrating, with a wonderful garden/family room having bi-folds, beckoning the outside in, adjoining the formal dining room and onto the family kitchen, featuring a "range-style" cooker, perfect for the culinary member of the family. There is a practical utility room and a ground floor shower room with W.C., ideal to freshen up after tending the gardens or walking the dog!

Accommodation Comprising

Entrance & Hallway



The original front entrance door opens into the hallway, welcoming you in to view this wonderful home. Original period features and beautiful staircase with balustrade and spindle takes you up to the first floor split level landing. Doors open to the lounge, snug and onto the family kitchen.

Lounge 15'5" x 12'10" (max into bay) (4.70 x 3.93 (max into bay))



Tastefully styled, comfortable lounge with feature fireplace with inset log burner and curved bay window to the front elevation. High ceiling, deep coving and central ceiling rose add to the charm of this lovely room.

Lounge Fireplace



Lounge Features



Ceiling Rose and Coving

Snug 11'4" x 12'0" (3.46 x 3.66)



The Snug features a traditional fireplace with inset gas fire and built in storage cupboards with shelving above, a room to relax and enjoy reading and listening to music. Attractive coving, double glazed window and radiator.

Snug Feature Fireplace



Hallway Feature Bay



Feature stained glass to the entrance door and curved bay with a door opening to the gardens.

Garden/ Family Room 17'8" x 16'4" (5.39 x 5.0)



The garden room is just stunning, described as the "best loved" room in the house with our vendors. A sunny, light and airy room with windows and BI Fold doors that open out to the spectacular rear garden, beckoning the outside in. Featuring an electric, log burner effect fire, creates a cosy ambience in the winter months, a lovely room for the family to enjoy.

Views Out Garden Room



Bifold doors open, beckoning the outside in.

Garden Room Log Burner



Feature log burning stove.

Family Kitchen 14'4" x 9'9" (4.38 x 2.98)



At the heart of this home is the family kitchen, adjoining the dining room and utility. Features a "Range Style" cooker with stainless steel extractor hood above, perfect for the culinary member of the family who love to entertain family & friends. An impressive range of fitted units to base and walls provides ample storage. Granite work surface, dishwasher and an inset stainless steel sink with mixer tap. Space for "American Style" fridge freezer. Double glazed window, tiled floor and door to utility room.

Kitchen to Dining Room



The family kitchen has an opening to the formal dining room, creating a perfect space for entertaining family & friends.

Dining Room 16'4" x 9'0" (5.0 x 2.75)



The formal dining room adjoins the family kitchen and the garden room, making it an ideal room for family gatherings, Christmas and occasions. Two double glazed windows, radiator and laminate flooring.

Utility Room 9'10" x 8'2" (3.0 x 2.49)

Adjoining the family kitchen with a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Stainless steel sink with mixer tap and drainer, plumbed for automatic washing machine and door to ground floor shower/bathroom W.C.

Ground Floor W.C. & Shower Room 9'10" x 7'5" (3.01 x 2.28)



The ground floor shower room provides a practical space to clean off after tending the gardens or walking the dog. Fully tiled walls and flooring with built-in cupboards providing useful storage. Walk-in shower cubicle, pedestal wash basin and low-level W.C. Double-glazed obscure window and towel heater.

Views Out of Gardens



Side Elevation Entrance Porch 7'4" x 2'10" (2.26 x 0.87)

Accessed via the driveway, the porch has ample space to accommodate shoes and coats, provides a sheltered entrance into the utility

First Floor Landing

Split level landing providing access to all bedrooms and the family bathroom.

Bedroom One 18'2" x 11'11" (5.54 x 3.65)



A tastefully styled double bedroom with an impressive range of fitted wardrobes and dressing table with drawers. Feature original fireplace, radiator and two double glazed windows allowing ample light to this room.

Bedroom One Fireplace



Bedroom Two 12'0" x 11'3" (3.66 x 3.43)



A double bedroom with a range of fitted wardrobes and dressing area. Double glazed window and radiator.

Bedroom Three 10'7" x 10'3" (3.23 x 3.14)



A double bedroom with a range of fitted wardrobes and desk/dressing table. Double glazed window and radiator.

Bedroom Four 10'5" x 10'2" (3.18 x 3.12)



A further double bedroom with a range of fitted wardrobes and overhead top boxes, providing ample storage facilities. Double glazed window and radiator.

Family Bathroom 9'10" x 7'5" (3.0 x 2.28)



Panelled bath and walk in shower cubicle with inset shelving. Low level W.C and vanity unit housing the wash basin with useful storage cupboard below. Chrome towel heater and double glazed window.

Study / Bedroom Five 14'7" x 6'11" (4.47 x 2.11)



Bedroom five is currently used as the study. Double glazed window and radiator.

Private Driveway

Double Garage



Former Stable Block (Outbuilding)



'Former double stable block with adjoining tack room which can be used for a multitude of purposes'

Gardens



Summer House



Garden Patio



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band D

EPC Rating

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 - the 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.

[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 - Brick & Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2/ EE/ Vodafone all okay

Broadband - Basic 14 Mbps / Superfast 80 Mbps /Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

[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.

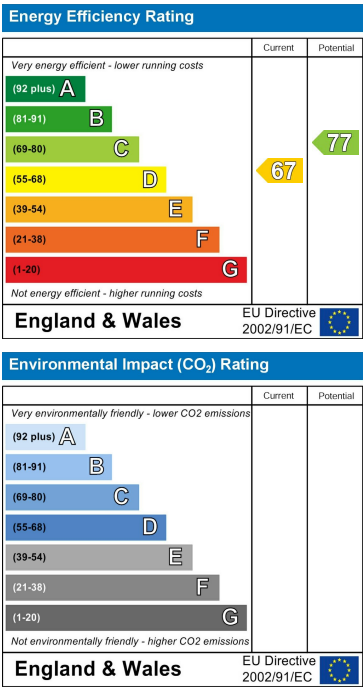
Floor Plan



Area Map



Energy Efficiency Graph



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