Whitakers
Estate Agents









17c Church Lane, Hull, HU10 7TA

£550,000

Whitakers Estate Agents are delighted to introduce this impressive five-bedroom semi-detached family home, situated along the highly sought-after Church Lane in the heart of Kirk Ella. Substantially extended and beautifully presented throughout, the property offers spacious accommodation arranged across three floors, complemented by ample off-street parking, an attractive rear garden and a versatile workshop / garden room.

Upon entry, the resident is greeted by a welcoming hallway, providing access to a spacious bay-fronted living room with feature log burner, a separate sitting room and useful utility room. At the heart of the home is the impressive open-plan kitchen / family room, featuring a central breakfast island, integrated appliances, roof lights and patio doors opening directly onto the rear garden.

The first floor provides four well-proportioned bedrooms and the family bathroom, while a fixed staircase ascends to the second floor where the principal bedroom benefits from eaves storage, multiple roof-style windows and its own en-suite shower room.

Externally, a substantial paved driveway provides ample off-street parking for multiple vehicles. To the rear is a generously sized lawned garden with an elegant porcelain patio and mature borders, alongside a detached workshop which has been adapted to provide a gym / garden room and sheltered seating area.

Ideally positioned within one of Kirk Ella's most desirable residential locations, the property is well placed for highly regarded schools, local amenities and transport links. Early viewing is highly recommended to fully appreciate everything this superb family home has to offer.

The accommodation comprises

Front external



Externally, the property is approached via a spacious paved driveway, providing ample off-street parking for multiple vehicles and complemented by attractively planted decorative borders.

Ground floor

Hallway
Custom made Accoya wood door with side windows, central heating radiator, under stairs storage cupboard, and engineered wooden flooring. Leading to :

Cloakroom
UPVC double glazed window, and partly tiled to splashback areas with engineered wooden flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Living room 16'3" x 13'5" (4.97 x 4.09)



UPVC double glazed bay window, central heating radiator, and carpeted flooring. Fitted with a log burner with exposed brick inset and tiled hearth with marble surround, and fitted storage cupboards.

Utility room
Composite double glazed door, central heating radiator, and engineered wooden flooring. Fitted with a worktop, floor and eye level units, storage cupboards, and plumbing for a washing machine.

Kitchen / family room 18'2" x 17'5" (5.54 x 5.32)



Aluminium sliding patio doors, two sky light windows, two vort central heating radiators, breakfast island with fitted storage and integrated basin with mixer tap, and engineered wooden flooring. Fitted with a range of floor and eye level units, quartz worktop with splashback tiles above, and a range of integrated appliances including oven / grill, hob with extractor hood above, and fridge-freezer.

Sitting room 14'9" x 10'9" (4.52 x 3.30)



Central heating radiator, log burner with slate hearth and oak mantle, and engineered wooden flooring.

First floor

Landing
With fixed staircase to the second floor, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom two 16'8" x 11'10" maximum (5.10 x 3.63 maximum)



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

Bedroom three 14'9" x 10'11" (4.50 x 3.33)



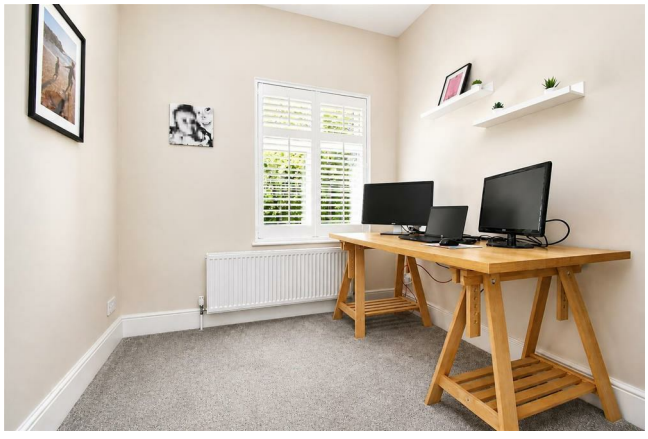
UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom four 10'5" x 8'8" (3.20 x 2.65)



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

Bedroom five 8'7" x 7'6" (2.64 x 2.30)



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

Bathroom





UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising free-standing bath with mixer tap and waterfall shower, vanity sink with dual basins and mixer taps, and low flush W.C.

Second floor

Landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 14'1" x 11'2" (4.30 x 3.41)





Four roof style windows, central heating radiator, storage in the eaves, and carpeted flooring.

En-suite



Roof style window, central heating radiator, and partly tiled to splashback areas with laminate flooring. 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.

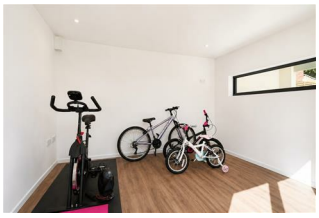
Rear external





Patio doors from the kitchen/family room open onto an elegant porcelain patio, providing an ideal setting for outdoor dining and entertaining. Beyond lies a generously sized lawned garden, enclosed by fencing and beautifully framed by mature, well-established borders.

Workshop / play room / gym

Electric roller shutter door, with connections to lighting and power. The workshop has been split to create a gym/garden room and extended to provide a sheltered seating area.

Additional features

The residence also benefits from having external power sockets, and an outside tap.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Council Tax band - E
Local Authority - East Riding Of Yorkshire

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 20 Mbps / 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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

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.

Floor Plan

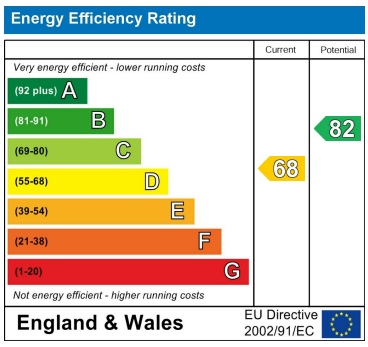


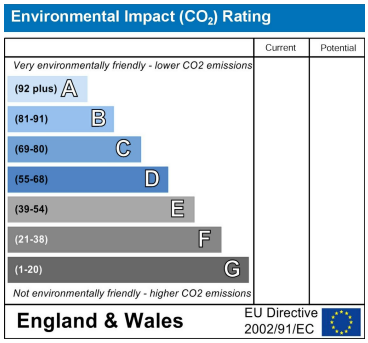
Total area: approx. 182.7 sq. metres (1966.4 sq. feet)

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

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