22, Church Lane,
Kirk Ella, HU10 7TA
No Onward Chain £475,000







Quaint and quirky detached house on this picturesque elevated corner of Church Lane with beautiful views from the dual aspect lounge. Built between 1970 and 1979.

Inside, you will find spacious living accommodation including L-shaped lounge/diner that is filled with natural light from the dual aspect windows. A downstairs cloakroom/WC adds to the practicality of this lovely family home whilst to the first floor a large modern family bathroom includes a separate shower enclosure, three well-proportioned bedrooms (master fitted).

ADDITIONAL NOTE: There may also be the potential for en-suites (subject to the usual planning and building consents) allowing you to tailor the upstairs space to your individual needs.

This property is set within serene landscaped gardens, providing outdoor space to enjoy with ample parking available for multiple vehicles, alongside a double garage providing extra storage or vehicle accommodation.

This property is perfect for families sourcing good local schools as the catchment for Wolfreton and other local schools falls within this location. The scope to change and make this your own is vast!

Tenure - Freehold

Council Tax Band - F

Tenure: Freehold
East Riding of Yorkshire
BAND: F

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COVERED ENTRANCE PORCH
Feature stone covered entrance porch with step up to a timber panelled front entrance door.

L-SHAPED ENTRANCE HALL
Spacious entrance with glazed side window creating an array of light, quirky built in mail box with access door, radiator, coving, wall lights and original timber flooring. Storage cupboard. Staircase off to first floor accommodation.

DOWNSTAIRS CLOAKS/W.C
1.635 x 0.861 (5'4" x 2'9")
Comprising: low flush WC, Pedestal wash hand basin, window to front elevation, ceiling light, tiled surrounds & floor.

L-SHAPED LOUNGE/DINER
6.766 x 3.836 (22'2" x 12'7")
Beautiful room, light and airy with dual aspect picture windows facing the front & side elevation looking out onto Church Lane, with stunning views of the landscaped gardens. A particular feature being the original brick fireplace with tiled hearth and mantle, inset 'coal effect' gas fire.

DINING AREA
3.564 x 3.583 (11'8" x 11'9")
Drawing your attention to the unique built in bar area believed to be 'walnut driftwood' - its design with mirrored shelving and concealed display lighting really is something to behold. Wall lights, coving, radiator - ample space for dining table and chairs.

BREAKFAST KITCHEN
3.577 x 3.049 (11'8" x 10'0")
Fitted with a range of base, floor, wall and drawer units, complimentary work surfaces, tiled splashbacks and a double drainer stainless steel sink unit with mix tap. Gas hob, built in electric oven and grill. An original large pantry creates a versatile space for storage and utensils with an additional smaller storage cupboard. Space for fridge and washing machine. Radiator and ceiling lights.

BREAKFAST AREA
3.642 x 1.798 (11'11" x 5'10")
A good sized area with space for a table and chairs or a breakfast bar - With a Upvc double glazed exit door and side screen to the rear, window to the rear elevation, radiator and ceiling spot lights. Door off leading to the integral double garage.

SNUG/OFFICE
3.712 x 3.545 (12'2" x 11'7")
Good size room, versatile in terms of use - Large picture window with radiator beneath, original timber flooring and ceiling light.

FIRST FLOOR

LANDING
Staircase leading to the landing with loft access.

BEDROOM ONE (MASTER)
4.753 x 3.657 (15'7" x 11'11")
Large double room fitted with a range of wardrobes and space for vanity/dressing table, with low level dual aspect windows over the front & side elevation and radiator beneath.

BEDROOM TWO
3.645 x 3.304 (11'11" x 10'10")
A further double room with picture window overlooking the rear aspect and radiator beneath, additional eaves storage with potential for ensuite (subject to the usual planning applications). Additional airing cupboard housing hot water cylinder.

BEDROOM THREE
3.319 x 2.321 (10'10" x 7'7")
Another spacious room with window to the front elevation and radiator beneath. Versatile eaves storage space.

FAMILY BATHROOM
3.241 x 2.304 (10'7" x 7'6")
Modern fully tiled spacious four piece suite - comprising: free standing ceramic traditional style clawfoot bath tub with chrome mixer tap and handheld shower attachment, large walk in shower enclosure with glazed screen & electric shower, low flush WC, pedestal wash hand basin with a wall mounted mirrored cabinet over. Window to the front elevation, and radiator.

OUTSIDE (Front & Rear)
To the rear of this imposing property is an enclosed 'south facing' garden mainly laid to lawn with herbaceous borders, mature trees, laurels, flowers and shrubs etc. The gardens are wrap around with access either side of the property via a pathway. To the front of the property you are met by 'wrap around' beautifully landscaped gardens and a manicured lawn, herbaceous boarders, flower beds, established trees and plants A brick boundary perimeter wall with a driveway providing parking for two cars.

INTEGRAL DOUBLE GARAGE & EXTERNAL W/C
Large area with an automatic roll over door, power and light. Wall mounted central heating boiler. There is also an outside low flush WC accessible via a Upvc door.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

SERVICES
Mains gas, water, electricity and drainage are connected to the property.

APPLIANCES
None of the appliances are tested by the marketing agent.

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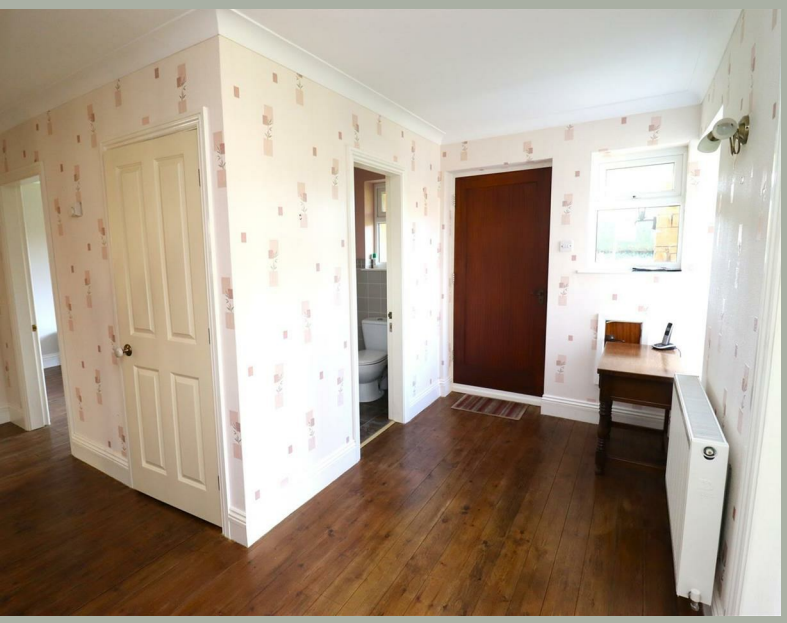



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Total area: approx. 205.1 sq. metres (2207.8 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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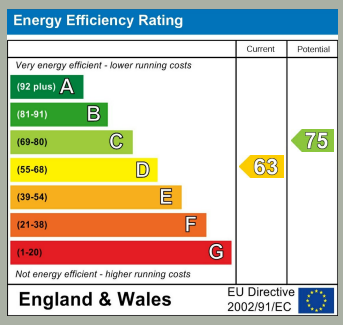

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.