

# Whitakers

Estate Agents



## 12 Four Acre Close, Kirk Ella, HU10 7JL

**£295,000**

Whitakers Estate Agents are delighted to present this beautifully enhanced semi-detached true bungalow, thoughtfully improved by the current owner to provide generous, contemporary living accommodation arranged entirely over one level—ideal for those seeking the ease and comfort of a lateral lifestyle.

Approached via a well-kept frontage, the property enjoys lawned gardens complemented by mature, well-stocked borders. A resin side driveway provides ample off-street parking for multiple vehicles and continues along the side of the home to a detached garage.

The accommodation begins with an enclosed entrance porch offering practical storage solutions, leading into a welcoming hallway that flows seamlessly through to a spacious lounge, a well-appointed fitted kitchen, two generous double bedrooms with fitted furniture, and a modern bathroom finished with a stylish three-piece suite.

French doors from both the kitchen and dining area open onto an elegant porcelain-tiled patio, perfectly positioned to take advantage of the desirable southerly aspect and overlooking the immaculately maintained rear garden. The garden is mainly laid to lawn and framed by established borders, with an additional patio area creating an ideal setting for alfresco dining and entertaining.

Further enhancing the appeal of this delightful home is a detached garden room—perfect for relaxation during the summer months—along with a storage shed and greenhouse, offering both leisure and practicality in equal measure.

The accommodation comprises

#### Front external

Approached via a well-kept frontage, the property enjoys lawned gardens complemented by mature, well-stocked borders. A resin side driveway provides ample off-street parking for multiple vehicles and continues along the side of the home to a detached garage.

#### Porch

Composite entrance door with side window, built-in storage cupboard, and cushion effect vinyl flooring. Opening to :

#### Hallway

With access to the loft hatch, central heating radiator, and laminate flooring. Leading to :

Lounge 16'2" x 11'8" (4.95 x 3.57 )



UPVC double glazed door with side windows, two UPVC double glazed window, central heating radiator, electric feature fireplace, fitted storage cupboard, and laminate flooring.

Kitchen 12'2" x 10'11" (3.73 x 3.35 )



UPVC double glazed French doors and window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above v

Bedroom one 13'1" x 11'8" maximum (4.01 x 3.57 maximum )



UPVC double glazed bow window, three UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 12'8" x 10'11" maximum (3.88 x 3.34 maximum )



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

#### Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower with waterfall feature, pedestal sink with dual taps, and low flush W.C.

## Rear external



French doors from both the kitchen and dining area open onto an elegant porcelain-tiled patio, perfectly positioned to take advantage of the desirable southerly aspect and overlooking the immaculately maintained rear garden. The garden is mainly laid to lawn and framed by established borders, with an additional patio area creating an ideal setting for alfresco dining and entertaining.

## Garage

With connection go lighting / power, and accessed via an electric roller shutter door.

## Additional features



Further enhancing the appeal of this delightful home is a detached garden room—perfect for relaxation during the summer months—along with a storage shed and greenhouse, offering both leisure and practicality in equal measure.

## 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 - KIK088012900

Council Tax band - C

## EPC rating

EPC rating - C

## 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.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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 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.

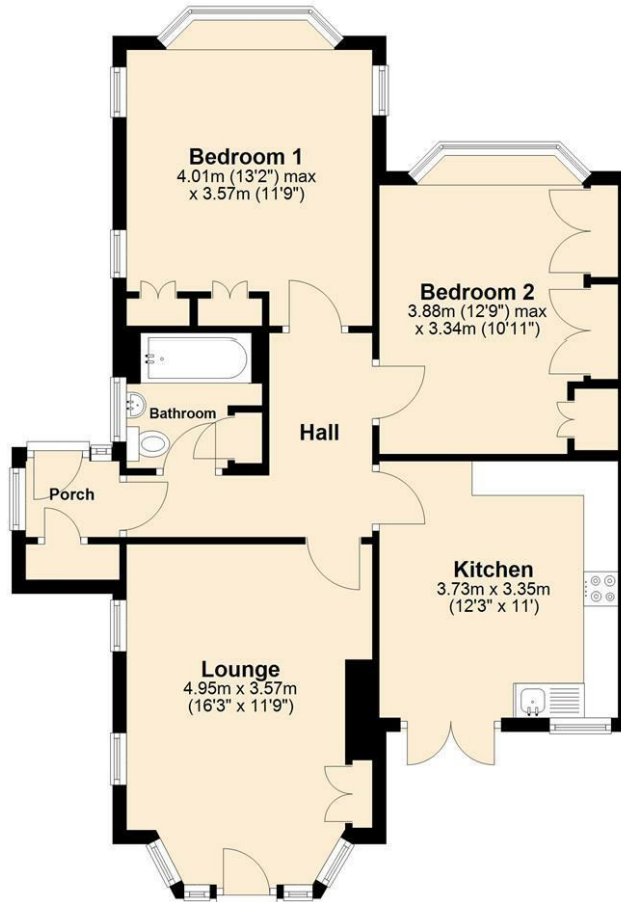
#### Whitakers Estate Agent Declaration

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

## Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)

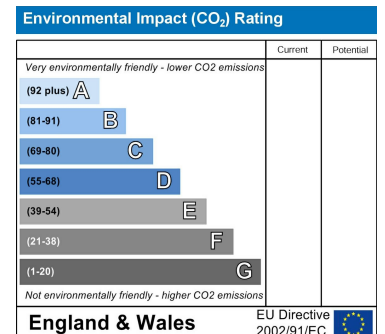
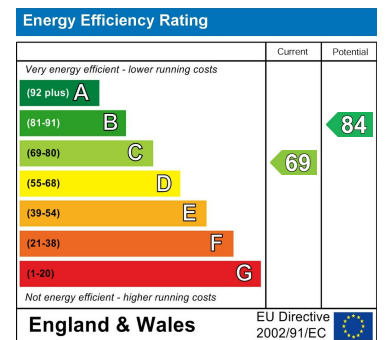


Total area: approx. 72.0 sq. metres (775.1 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.