



Riplingham Road, Hull, HU10 7TP

Offers Over £400,000





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Platinum Collection

## Riplingham Road, Hull, HU10 7TP

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Nestled on the highly sought-after Riplingham Road in Kirk Ella, Hull, this well-proportioned traditional semi-detached residence presents an exceptional opportunity for those seeking a spacious family home or a versatile office space. Boasting two inviting reception rooms and large sun lounge, this property offers ample room for both relaxation and entertaining.

With four generously sized bedrooms, there is plenty of space for family members or guests, ensuring comfort and privacy for all. The two bathrooms provide convenience and ease, catering to the needs of a busy household.

Set on a private mature plot that is larger than average, the property benefits from a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings. The location is particularly appealing, being in close proximity to the esteemed Hull Golf Course, which adds to the charm of this desirable neighbourhood.

This residence combines traditional features with modern living, making it an ideal choice for those looking to settle in a tranquil yet accessible area.







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## Key Features

- Traditional Semi-Detached House On Plot Approx. 0.33 acres
- Great Potential For Expansion/Developing (subject to planning approvals)
- Many Interesting Features
- 4 Bedrooms / 2 Bathrooms
- 2 Reception Rooms / Sun Lounge & Breakfasting Kitchen
- EPC-E TAX-F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	71
England & Wales	EU Directive 2002/91/EC	



## INTRODUCTION

We are delighted to offer this very well positioned home offering great potential for a discerning owner. The property is afforded privacy at the front by mature trees and hedges. The unique layout includes a Bedroom/Study at a half landing level and a superb Sun Lounge with fabulous views of the magnificent grounds. There are two traditional reception rooms, both with bay windows and a large Breakfasting Kitchen at the rear. A winding staircase leads to a first floor offering 3 well proportioned Bedrooms and two Bathrooms. Multiple parking facilities with turning circle and a wooden garage. The grounds are magnificent featuring a long central lawn with paths to each side, mature shrubs and trees, hedging and a break area leading to a cultivation area with summerhouse.

## ENTRANCE HALL

A side entry to the Hall with steps leading to Bedroom 4/ Study.

## SITTING ROOM

14'5 x 11'5 + bay (4.39m x 3.48m + bay)  
Features a cast iron and tile open fireplace with granite hearth and white surround, coving and bay window.

## DINING ROOM

13' x 11'5 + bay (3.96m x 3.48m + bay)  
Features a cast iron and tile open fireplace with granite hearth and white surround, coving and bay window.

## KITCHEN

12'1 x 9'10 (3.68m x 3.00m)  
This well fitted open plan kitchen offers a comprehensive range of cream fronted floor and wall units with glass display cabinets and wine rack

complimented by solid wood work surfaces, "Kenwood" range cooker, stainless steel extractor hood, ceramic 1.5 bowl sink unit and ceramic tiled floor; Leads into:

## BREAKFASTING AREA

16'2 x 9'7 (4.93m x 2.92m)  
Has fitted storage cupboard, ceramic tiled floor, coving, access to a storage area and french door leading into:

## SUN LOUNGE

17'2 x 9'4 (5.23m x 2.84m)  
Large entertaining/relaxing room with hard wood floor and two sets of french doors leading to the rear garden.

## BEDROOM 4/STUDY

10'2 x 7'11 (3.10m x 2.41m)  
Has views of the rear garden.

## FIRST FLOOR ACCOMMODATION

### BEDROOM 1

14'5 x 11'5 + bay (4.39m x 3.48m + bay)  
A delightful bedroom with bay window and door entry to small balcony.

### BEDROOM 2

13' x 11'5 + bay (3.96m x 3.48m + bay)  
Features a bay window and two fitted cupboards.

### BEDROOM 3

10'4 x 9'7 (3.15m x 2.92m)  
Rear garden views and laminated wood flooring.

### BATHROOM 1

9'7 x 7'2 (2.92m x 2.18m)  
Half tiled walls and ceramic tiled floor, white suite including curved bath, pedestal wash hand basin &

low flush WC, ceiling spotlights, wall mounted central heating boiler, heated towel warmer/radiator.

## BATHROOM

6' x 5'9 (1.83m x 1.75m)  
Half tiled walls and ceramic tiled floor, white suite including bath with plumbed shower unit above, shower screen, pedestal wash hand basin & low flush WC.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames except staircase window.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent







Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for

your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



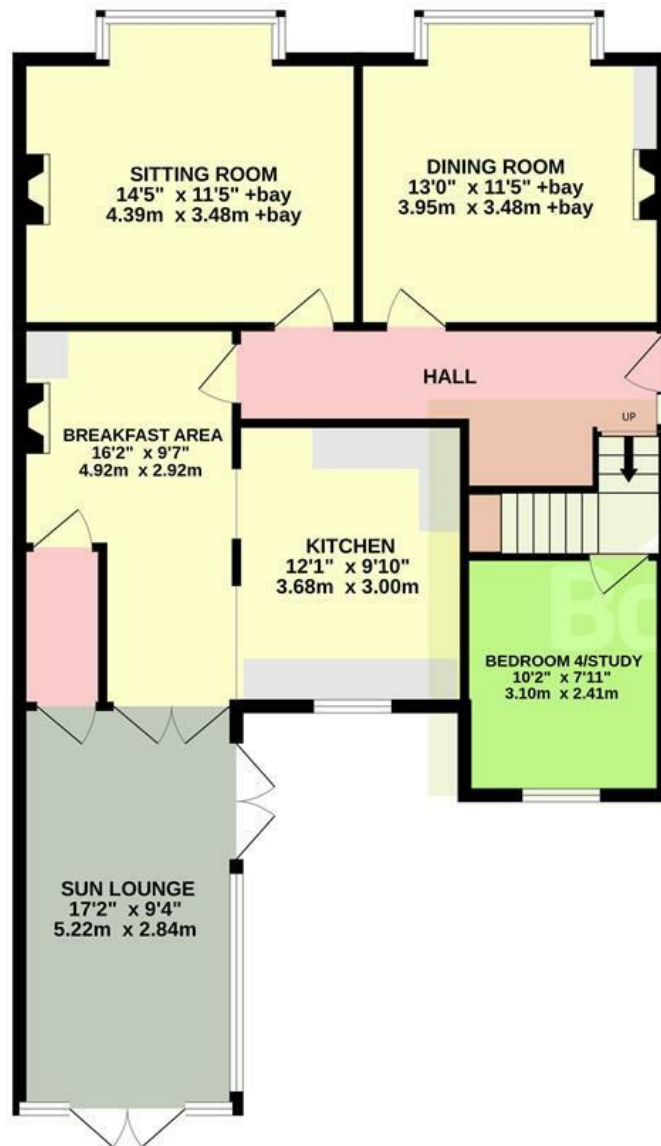




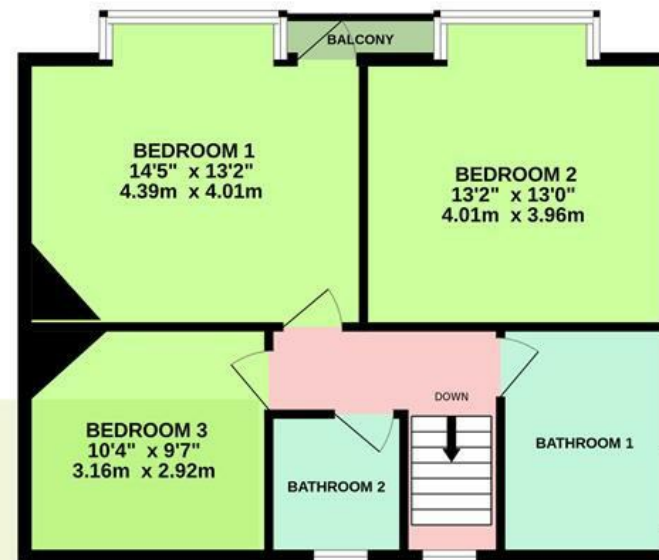




GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1555 sq.ft. (144.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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