



Church Lane, Hull, HU11 5EU

£300,000



Platinum Collection

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We are delighted to offer this substantial detached residence located on an elevated site close to the centre of this highly popular village. The property offers extensive and flexible accommodation and is currently set out with three Bedrooms, two Bathrooms, three Reception Rooms, Conservatory, Kitchen, Utility Room with WC.

Multiple parking facilities, long attached garage and impressive rear garden all add to the charm of this unique home which should be viewed to be fully appreciated.



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Key Features

- Extensive Detached Residence
- Currently 3 Bedrooms
- 3 Reception Rooms
- Conservatory
- Kitchen & Utility Room/WC
- 2 Bathrooms
- Large Garage
- Impressive Garden
- MUST BE VIEWED!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		79
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION

Skirlaugh is a conveniently located village equidistant to the city of Hull, the market town of Beverley and the holiday resort of Hornsea which are all some eight miles away. There is a regular country bus service and a coastal bus service running between Hull and Bridlington. The village has its own primary and junior schools, local shops, public house and a church.

ENTRANCE PORCH

A uPVC door leads into this Porch with laminated wood flooring, side glazed screen and storage cupboard. A glazed door leads into:

LIVING ROOM

26'10 max x 13'3 max (8.18m max x 4.04m max)
This spacious Reception Room has a box bay window, yorkstone fireplace with coal effect gas fire, yorkstone raised hearth, yorkstone to one wall, radiator. Glazed door access to Kitchen and an arch entrance to the Sitting Room.

SITTING ROOM

14'5 x 13'6 (4.39m x 4.11m)
Offers views of the rear garden and features a beam ceiling, radiator, under stair cupboard and stair access to the first floor.

KITCHEN

13'6 x 11'7 (4.11m x 3.53m)
This well fitted kitchen offers a comprehensive range of light wood finish base and wall units, fitted wine rack, integrated appliances including "Neff" stainless steel fronted electric oven, electric hob unit, refrigerator & dishwasher; 1.5 bowl sink unit with drainer; laminated wood flooring, radiator. Access to mobility lift.

LIFT

This impressive Lift is located within the Kitchen and leads up to the Landing.

SITTING ROOM 2

19' x 9'6 (5.79m x 2.90m)
A spacious room with windows to two elevations, fire surround with electric fire, radiator.

UTILITY ROOM WITH W.C. OFF

8'10" x 8'10" incl. wc (2.69m x 2.69m incl. wc)
With fitted work surface, fitted wallcupboard, fitted base unit, plumbing for automatic washing machine, space for tumble dryer, sink, wall mounted central heating unit, laminated wood flooring, radiator. Access to W.C. with laminated wood flooring and wall tiles.

CONSERVATORY

13'5 max x 10'8 max (4.09m max x 3.25m max)
Super views of the rear garden and accessed through uPVC french doors, this brick base and uPVC construction Conservatory has laminated wood flooring.

FIRST FLOOR

A spacious Landing Area offers access to the Lift and wardrobes/storage cupboard. Access to mobility lift.

BEDROOM 1

18'7 max x 15'5 max (5.66m max x 4.70m max)
This spacious unusually shaped Bedroom has fitted wardrobes with sliding doors, radiator.

BEDROOM 2

13'1 x 12'7 (3.99m x 3.84m)
A double sized Bedroom with a generous amount of fitted storage space including wardrobes, dressing table unit and drawers.

BEDROOM 3

12'5 x 7'1 (3.78m x 2.16m)
Has radiator and direct access to large eaves storage area.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)
Fully tiled walls and lamianted wood flooring, white suite including bath, vanity wash hand basin, low flush WC, radiator.

SHOWER ROOM

8'9 x 5'5 (2.67m x 1.65m)
Fully tiled walls and ceramic tiled floor, includes a White suite with curved plumbed shower enclosure and electric shower unit, vanity wash hand basin, low flush WC, heated towel warmer/radiator.

OUTSIDE

The property is approached through wrought iron gates which lead to a large block paved parking area offering access to the garage. The front garden is bounded by low brick walling with wrought iron railings. A curved seating area located in the centre of the garden.

A long attached garage widens to the rear measuring approximately 28'1 x 10'5 widening to 13'1 4.67m (8.56m x 3.18m to 3.99m) with up and over door, light and power supply and door to rear garden.

To the rear, is a well designed garden with concrete patio leading to a shaped lawn with central circular paved patio, herbaceous borders and raised flower bed.

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 to panelled radiators.

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

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). 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.

TENURE

We understand that the property is Freehold

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 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

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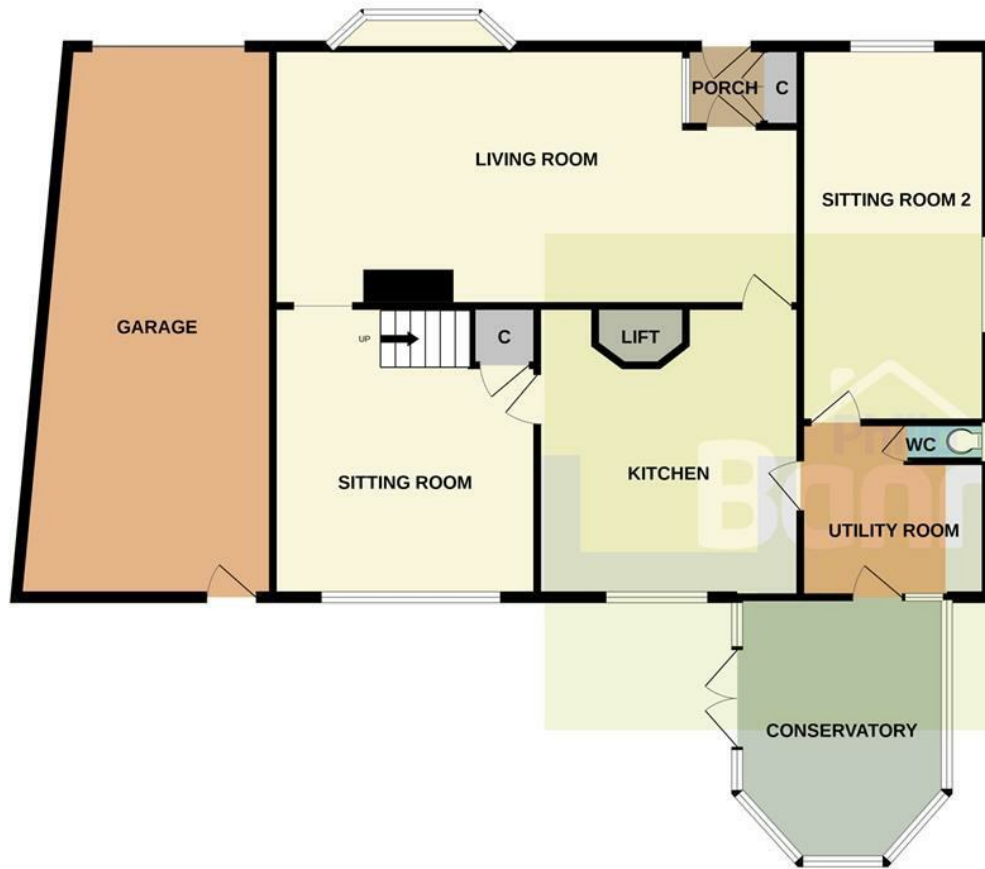
therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR
1484 sq.ft. (137.9 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 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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