

Whitakers

Estate Agents



37 Kerry Pit Way, Hull, HU10 7JS

£349,500

Whitakers Estate Agents are delighted to present this recently refurbished and immaculate semi-detached family home, significantly extended throughout and occupying a generous plot in one of Kirk Ella's most sought-after residential locations.

Externally to the front aspect, there is a lawned garden with a large paved side drive that accommodates off-street parking for multiple vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates useful storage, and follows to a study which could be used as an additional bedroom, a spacious lounge with dual aspect patio doors and window, and fitted kitchen / dining room.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite shower room, two double bedrooms, and a good fourth bedroom - all of which are served by a bathroom furnished with a modern three-piece suite.

French doors in the dining room open onto a patio that overlooks the South-Westerly facing rear garden : generously sized, and mainly laid to lawn with decorative planting borders, and a gravelled seating area.

Location

Kerry Pit Way is situated within the highly desirable village of Kirk Ella, one of the West Hull area's most sought-after residential locations. The village is particularly well regarded for its excellent schooling options, including Kirk Ella St Andrew's Community Primary School and Wolfreton School and Sixth Form College, making it especially popular with families. A wide range of amenities are available nearby in Anlaby and Willerby, offering a variety of independent shops, cafés, restaurants and supermarkets. More extensive retail and leisure facilities can be found at St Stephen's Shopping Centre and Princes Quay Shopping Centre in Kingston upon Hull. The area also benefits from access to a range of leisure amenities, including Hull Golf Club, as well as excellent transport links to the Humber Bridge and the A63/M62 motorway network, providing convenient connections for commuting further afield.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with a large paved side drive that accommodates off-street parking for multiple vehicles.

Ground floor

Hall



Composite double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Study 8'10" x 8'4" (2.71 x 2.56)



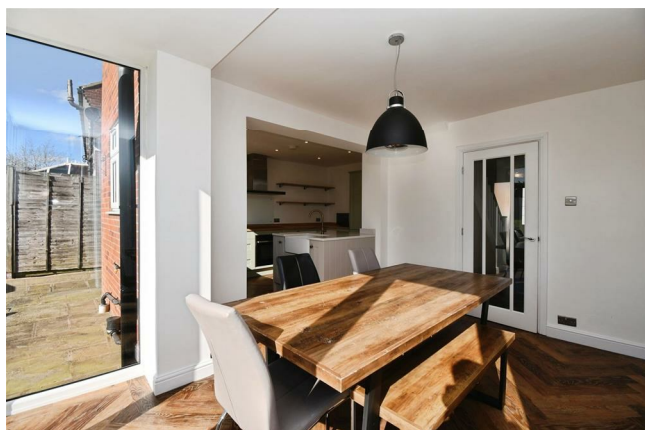
UPVC double glazed window, central heating radiator, and laminate flooring.

Lounge 23'3" x 12'7" maximum (7.11 x 3.85 maximum)



UPVC double glazed patio doors and window, central heating radiator, log burner with marbled inset - slate hearth and wooden surround, and laminate flooring.

Kitchen / dining room 13'11" x 18'8" (4.26 x 5.70)



Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, breakfast island with quartz worktop and integrated tap and storage, and a range of integrated appliances including : oven with hob and extractor hood above, and fridge-freezer.

Dining area



UPVC double glazed French doors with side windows, central heating radiator, and laminate flooring.

First floor

Landing

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

Bedroom one 17'8" x 8'3" (5.41 x 2.54)



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

En-suite



UPVC double glazed window, central heating radiator, and panelled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Bedroom two 12'8" x 11'9" (3.87 x 3.60)



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

Bedroom three 10'4" x 11'8" (3.16 x 3.58)



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

Bedroom four 8'9" x 7'10" (2.67 x 2.39)



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 laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

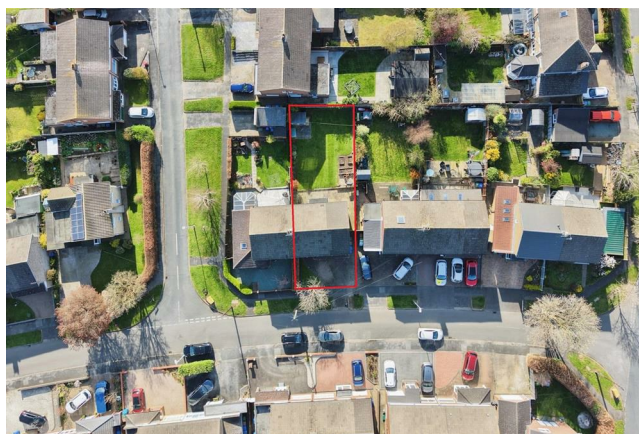


French doors in the dining room open onto a patio that overlooks the generously sized rear garden : mainly laid to lawn with decorative planting borders, and a gravelled seating area.

Additional features

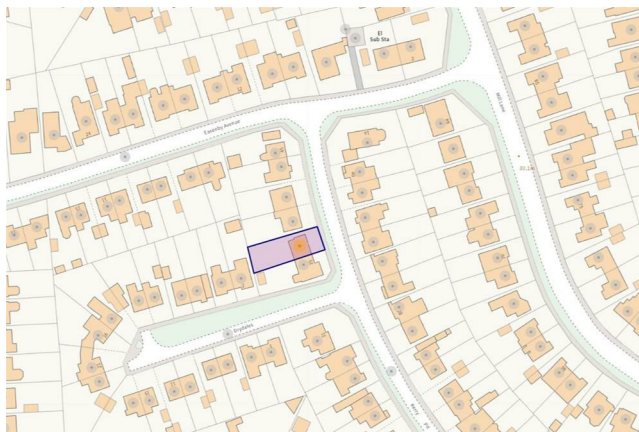
The residence also benefits from having a wooden storage shed, and an outside ta and power socket.

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

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK120037900

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 14 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 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.

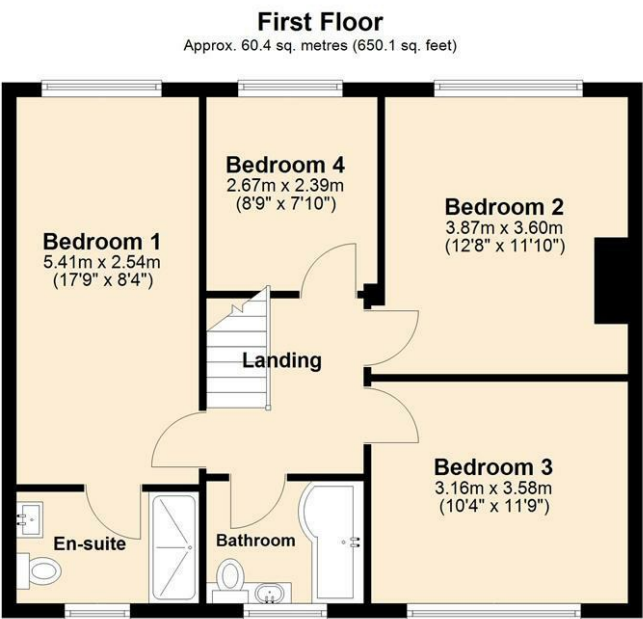
Free Market Appraisals / Valuations

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

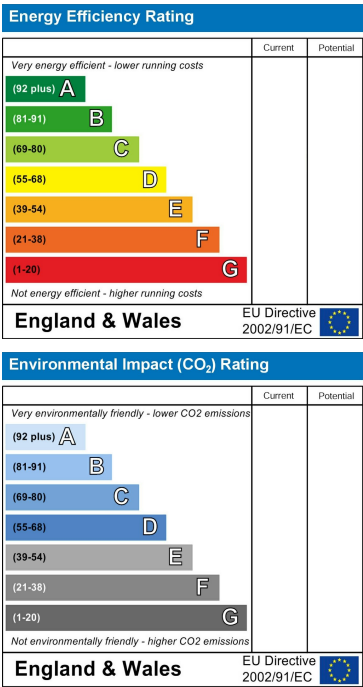


Total area: approx. 124.7 sq. metres (1342.8 sq. feet)

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.