Whitakers
Estate Agents

64 Riplingham Road, Hull, HU10 7TR

Offers In The Region Of £475,000

A rare opportunity to own a four-bedroom home on an approximately 0.25-acre plot overlooking Kirk Ella Golf Course!

This is an extensively extended and beautifully enhanced semi detached family home. Blending charming traditional features with contemporary living across three well-appointed floors, the property occupies a substantial plot with enviable views over Kirk Ella Golf Course to the front, and open farmland to the rear.

The approach to the property features a partly lawned front garden framed by mature hedging and well-stocked borders, ensuring both charm and privacy.
A large gravelled side driveway provides ample off-street parking for multiple vehicles, making the home as practical as it is inviting.

A fixed staircase leads to the first floor, where two double bedrooms are served by a family bathroom fitted with a four-piece suite. Further stairs rise to the second floor, which provides two additional bedrooms and a shower room.

French doors in the sitting room and kitchen / dining room open onto raised areas that descend onto the generously sized rear garden, which is predominantly laid to lawn with decorative planting, and boundary hedging.

The accommodation comprises

Front external

Externally to the front aspect, there is a partly lawned garden with well-stocked borders, and boundary hedging to the surround that offers a high degree of privacy. A large, gravelled side drive accommodates off-street parking for multiple vehicles.

Ground floor

Porch

UPVC double glazed entrance door and windows, and tiled flooring. Internal stained glass door opening to :

Hallway

Stained glass door with side window, central heating radiator, understairs storage cupboard housing the alarm system, and LVT flooring. Leading to :

Cloakroom

UPVC double glazed window, tiled flooring, and furnished with a two-piece suite comprising wash basin, and low flush W.C.

Living Room

UPVC double glazed bay window, central heating radiator, cast iron gas fire and tiled fireplace with decorative surround, built-in storage cupboards, and carpeted flooring and period coving.

Sitting room

UPVC double glazed French doors, central heating radiator, electric stove, and carpeted flooring and period coving.

Open plan kitchen / diner

UPVC double glazed French doors with side windows, two roof-style windows, UPVC double glazed side door, two central heating radiators, LVT flooring, and fitted with a range of floor and eye level units, worktops with downlights and splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated double oven, and hob with extractor hood above. Pantry also housing the boiler and ladder to the storage cellar.

Kitchen area

Dining area

First floor

First floor landing

With a fixed staircase to the second floor, and a large understairs storage cupboard which is shelved for storage, two UPVC double glazed windows and carpeted flooring. Leading to :

Bedroom one

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

Bedroom two

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

Family Bathroom

Two UPVC double glazed windows, central heating radiators, mostly tiled walls with LVT flooring, and furnished with a four-piece suite comprising free standing bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Second floor

Second floor landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom three

L shaped with UPVC double glazed window, central heating radiator, fitted wardrobes, storage in the eaves, and carpeted flooring.

Bedroom four

UPVC double glazed window, central heating radiator, fitted wardrobes, storage in the eaves, and carpeted flooring.

Shower room

Central heating radiator, partly tiled walls and flooring, and furnished with a three-piece suite comprising walk-in enclosure with shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

French doors in the sitting room and kitchen / dining room open onto raised areas that descend onto the generously sized rear garden which is mainly laid to lawn with decorative planting, and boundary hedging making it secure and enclosed. Wooden gazebo currently used for the Hot Tub and useful garden shed for additional storage.

Additional features

The residence also benefits from having a detached garden office - perfect for anyone who works from home, but wants to maintain a healthy work-life balance - and a detached garage that has been converted into a gym, laundry room and workshop.

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 - KIK300064000
Council Tax band - E

EPC rating

EPC rating - D

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

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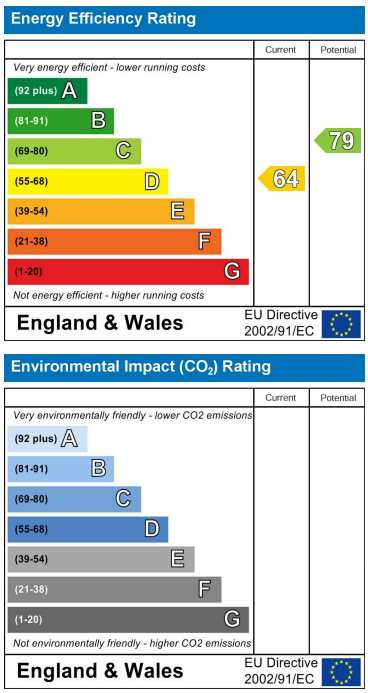
Floor Plan

Total area: approx. 201.9 sq. metres (2173.3 sq. feet)

Area Map

Energy Efficiency Graph



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