

# Whitakers

Estate Agents



## 47 Grundale, Hull, HU10 7LB

**£445,000**

Whitakers Estate Agents are delighted to present this exceptional detached dormer bungalow, comprehensively reconfigured to offer stylish, contemporary living throughout. Finished to a high standard, the property provides versatile accommodation ideal for modern lifestyles, and occupies a prime position within one of Kirk Ella's most sought-after residential locations.

Externally to the front aspect, there is a generous lawned garden with decorative planting, creating an attractive first impression. A substantial side driveway provides ample off-street parking and leads to a double-width garage.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates useful storage, and a cloakroom. The ground floor then briefly comprises a lounge, two double bedrooms, and an open plan kitchen / dining room with adjoining conservatory.

A fixed staircase ascends to the first floor which boasts a master bedroom with walk-in wardrobe and en-suite shower room, two double bedrooms, and a bathroom furnished with a four-piece suite.

French doors from the conservatory open onto a patio that overlooks a beautifully lawned garden, enhanced by an attractive feature pond. Beyond, the property enjoys a picturesque outlook across open fields, offering a wonderful sense of space and tranquillity.

## Location

Nestled within one of the most prestigious and desirable residential villages to the west of Hull, this location enjoys the refined character and enduring appeal of Kirk Ella. Renowned for its tree-lined streets, elegant homes, and strong sense of community, the area offers an exceptional standard of living in a tranquil and picturesque setting. A selection of highly regarded schools, independent shops, stylish cafés, and acclaimed restaurants are all within easy reach, catering perfectly to modern family life and discerning tastes.

The surrounding area is rich in natural beauty, with nearby parks, open green spaces, and countryside walks providing an ideal backdrop for leisure and relaxation. For those seeking convenience, Hull city centre is easily accessible, offering a wide range of cultural, retail, and business amenities, while excellent transport links connect effortlessly to the Humber Bridge, major road networks, and neighbouring villages. Combining exclusivity, convenience, and a serene village atmosphere, this is a location that perfectly balances rural charm with contemporary living.

The accommodation comprises

## Front external



Externally to the front aspect, there is a large lawned garden with decorative planting. A large side drive accommodates off-street parking, and leads to a double-width garage.

## Ground floor

## Hall



UPVC double glazed door, central heating radiator, two built-in wardrobes, and Luxury Vinyl Flooring flooring. Leading to :

## Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Lounge 16'2" x 16'4" (4.93 x 5.00 )



UPVC double glazed bow and side window, feature window, central heating radiator, and feature fireplace with marbled inset / surround, and carpeted flooring.

Bedroom four 12'0" x 11'7" (3.66 x 3.55 )



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

Bedroom five / office 9'7" x 10'0" (2.93 x 3.07 )

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

Ground floor bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a four-piece suite comprising jacuzzi bath with mixer tap, walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Open plan kitchen / dining room 19'6" x 24'9" (5.95 x 7.56 )



Dining room



UPVC double glazed French doors with side windows, central heating radiator, fitted with a worktop with floor and eye level units, and luxury vinyl flooring.

Kitchen



UPVC double glazed window and patio doors to the conservatory, breakfast island with integrated ovens and hob with extractor hood above, and luxury vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, and plumbing for a washer and a dryer.

Conservatory 12'5" x 11'1" (3.80 x 3.40 )



UPVC double glazed throughout with French doors opening onto the garden, and luxury vinyl flooring.

First floor

Landing

Built-in storage cupboard, and carpeted flooring. Leading to :

Master bedroom 13'1" x 13'1" (4.00 x 4.00 )



UPVC double glazed window, central heating radiator, walk-in wardrobe, and carpeted flooring.

En-suite



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

Bedroom two 10'10" x 15'1" (3.32 x 4.60 )



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

Bedroom three 13'9" x 11'9" (4.20 x 3.60 )



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

First floor bathroom



UPVC double glazed window, central heating radiator, and panelled walls with laminate flooring. Furnished with a four-piece suite comprising panelled 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.

Rear external



French doors from the conservatory open onto a patio that overlooks a beautifully lawned garden, enhanced by an attractive feature pond. Beyond, the property enjoys a picturesque outlook across open fields, offering a wonderful sense of space and tranquillity.

## Garage



## 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.

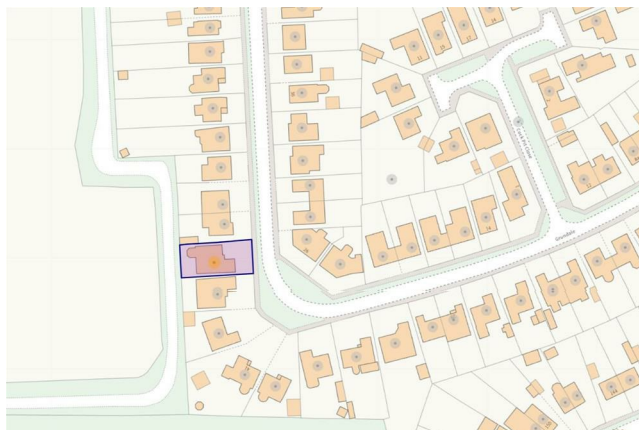
## Open view of fields



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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 - KIK190047900

Council Tax band - E

## EPC rating

EPC rating - C

## 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

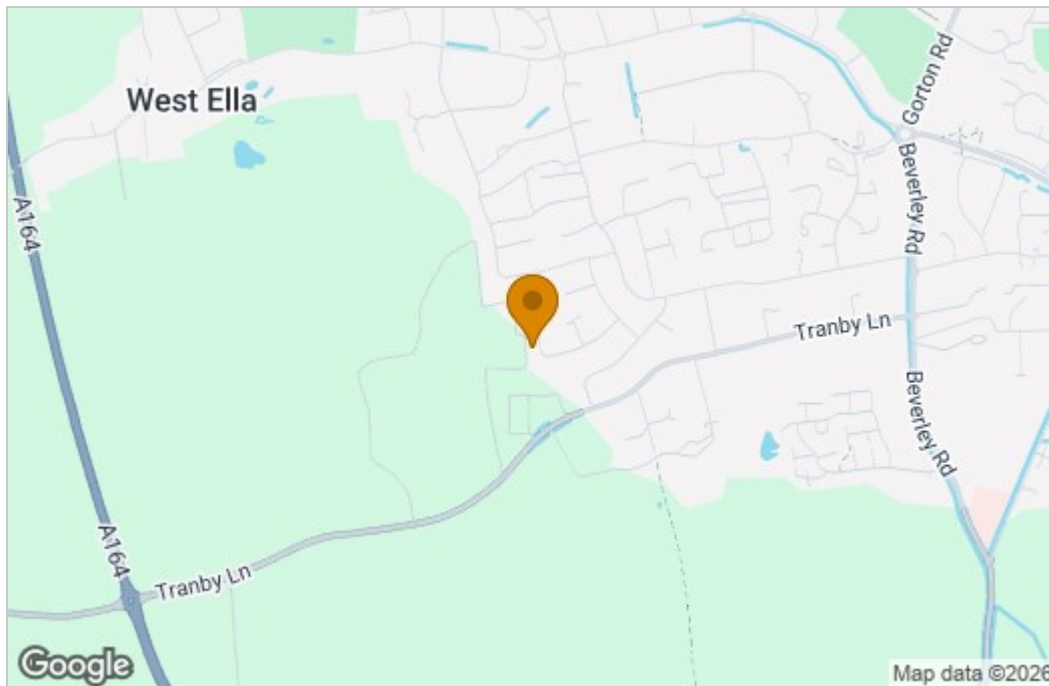
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# Floor Plan

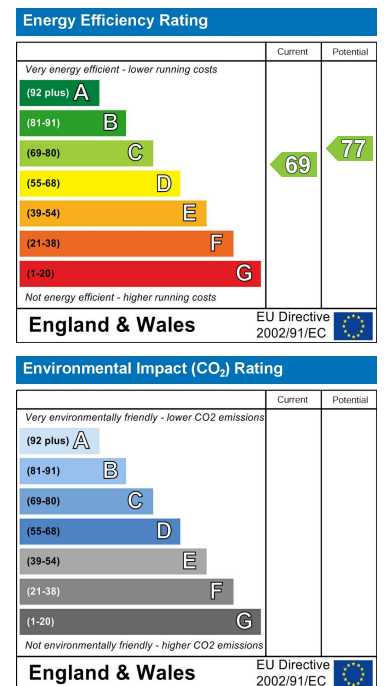


Total area: approx. 224.5 sq. metres (2416.2 sq. feet)

## 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.

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