

# Whitakers

Estate Agents



**57 Mill Lane, Kirk Ella, HU10 7JW**

**Offers In The Region Of £265,000**

Whitakers Estate Agents are pleased to introduce this well-presented detached true bungalow which is ideal for those who require lateral living without compromising on living space available.

The internal layout briefly comprises : hallway with open aspect to the lounge with dining room and conservatory off, and fitted kitchen. There are also two fitted double bedrooms, and a bathroom.

Externally to the front aspect there is a large garden which is laid to lawn with stocked borders, boundary hedging and brick walling to the surround. A side drive that leads to the attached garage accommodates off-street parking.

The generously sized rear garden is mainly laid to lawn with fencing to the surround, and complimented with a patio seating area.



#### Agent's observation

57 Mill Lane is a detached true bungalow which has been lovingly cared for by its current owner for almost fifty years, and is established on Mill Lane within the highly sought after Kirk Ella village.

The property enjoys close proximity to the Anlaby village center with its range of local businesses, amenities, and conveniences.

Highly accessible transport links also provide easy access to nearby shopping parks along with multiple trade routes to the Hull city center and surrounding villages.

It is ideal for those who require to make the transition from a multi-storey property to a home that is lived primarily on the ground level without compromising on living space available.

The accommodation comprises

#### Front external



Externally to the front aspect there is a large garden which is laid to lawn with stocked borders, boundary hedging and brick walling to the surround. A side drive that leads to the attached garage accommodates off-street parking.

#### Porch

UPVC double glazed door with side window, and tiled flooring. Patio doors opening to :

#### Hall



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

Lounge 12'0" x 15'6" (3.66 x 4.74 )



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

#### Dining area



UPVC double glazed door to the conservatory, UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen 10'10" x 8'11" (3.31 x 2.72 )

UPVC double glazed door to the conservatory, UPVC double glazed window, central heating

radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

Conservatory 6'3" x 16'11" (1.92 x 5.16 )  
UPVC double glazed throughout with door opening to the rear garden, and tiled flooring.

Bedroom one 12'0" x 13'3" (3.66 x 4.04 )



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

Bedroom two 10'11" x 9'8" (3.33 x 2.95 )



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

## Bathroom



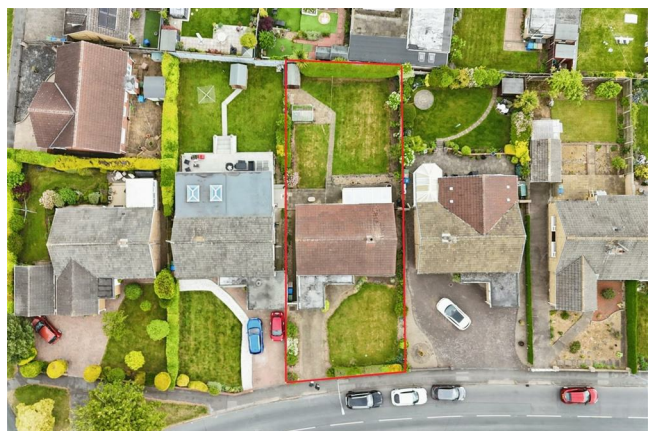
UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising corner bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



The generously sized rear garden is mainly laid to lawn with fencing to the surround, and complimented with a patio seating area.

## Aerial view of the property



## Tenure

The property is held under Freehold tenureship



#### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK144057900

Council Tax band - D

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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.

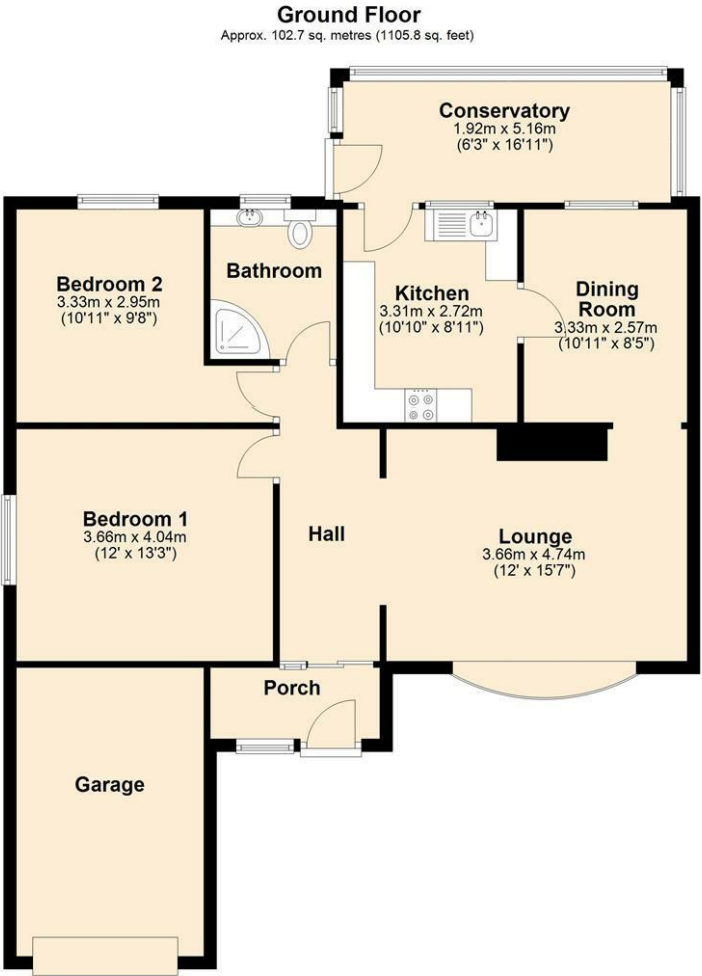
#### Free Market Appraisals / Valuations

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

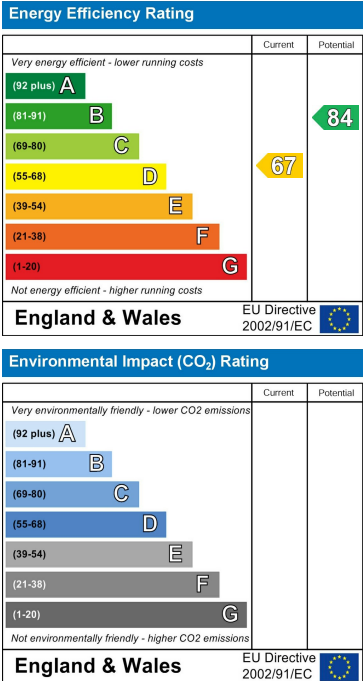


Total area: approx. 102.7 sq. metres (1105.8 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.