

# Whitakers

Estate Agents



**32 St. Julians Wells, Hull, HU10 7AF**

**£350,000**

Whitakers Estate Agents are pleased to introduce this impressive four bedroom detached family home, occupying a sought-after position within the ever-popular village of Kirk Ella. Offering generous and well-planned accommodation throughout, the property enjoys a versatile layout, a private rear garden, and a detached garage with off-street parking, making it an excellent choice for a growing family.

Upon entry, the resident is greeted by a welcoming hallway, with a formal dining room positioned to the front of the property. Extending the full depth of the home is a spacious lounge and dining room, centred around an attractive fireplace and enjoying patio doors opening into the sun room, creating a bright and sociable living space ideal for both everyday living and entertaining. The garden room provides a versatile additional reception area with direct access to the rear garden, while the well-equipped kitchen diner offers ample fitted storage, a breakfast bar, and a range of integrated appliances.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, whilst bedroom two also features fitted furniture and useful over-stairs storage. Bedrooms three and four provide flexible accommodation for children, guests or those working from home, and are served by the family bathroom fitted with a modern three-piece suite.

Externally, the property enjoys an attractive frontage with a lawned garden complemented by established decorative planting, alongside a side driveway providing off-street parking and leading to the detached garage. To the rear, the enclosed garden is predominantly laid to lawn, with paved seating areas and well-stocked borders creating an ideal space for relaxing, entertaining, or family enjoyment throughout the warmer months.

The accommodation comprises

Front external



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Ground floor

Hallway



UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Dining room 12'4" x 9'4" maximum (3.78 x 2.87 maximum )



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

Lounge 21'6" x 10'9" (6.57 x 3.30 )



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

Dining area

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

Inner lobby

Carpeted flooring, and leading to :

Cloakroom

Central heating radiator, and carpeted flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Sun room



Composite double glazed door and side window, fitted cupboards, and tile effect laminate flooring.

Kitchen 14'11" x 12'7" (4.57 x 3.85 )



UPVC double glazed window, central heating radiator, breakfast bar, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand and tiles above, sink with mixer tap, and a range of integrated appliances including: oven / grill, hob with extractor hood above, fridge-freezer, microwave, washing machine, and dishwasher.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 12'2" x 10'11" maximum (3.73 x 3.34 maximum )



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

#### En-suite

Fully tiled with carpeted flooring. Furnished with a two-piece suite comprising walk-in enclosure with mixer shower, and vanity sink with mixer tap.

Bedroom two 12'1" x 9'4" (3.70 x 2.87 )



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, over stairs storage housing the hot water cylinder, and carpeted flooring.

Bedroom three 9'1" x 8'7" maximum (2.79 x 2.63 maximum )



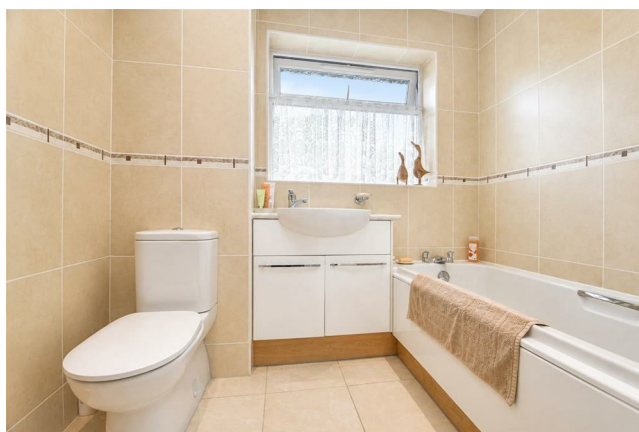
UPVC double glazed window, central heating radiator, and carpeted flooring. Also with access to the loft hatch.

Bedroom four 9'1" x 7'3" maximum (2.77 x 2.22 maximum)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers with shelving above, and carpeted flooring.

#### Bathroom



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

#### Rear external



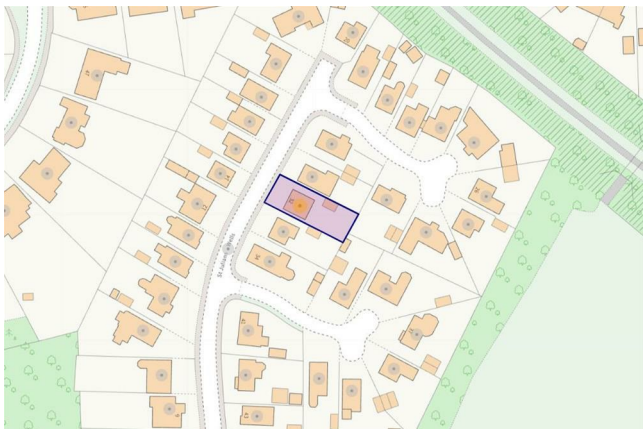
To the rear, the enclosed garden is predominantly laid to lawn, with paved seating areas and well-stocked borders creating an ideal space for relaxing, entertaining, or family enjoyment throughout the warmer months.

### 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 - KIK187032900  
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.

### 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.

### Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

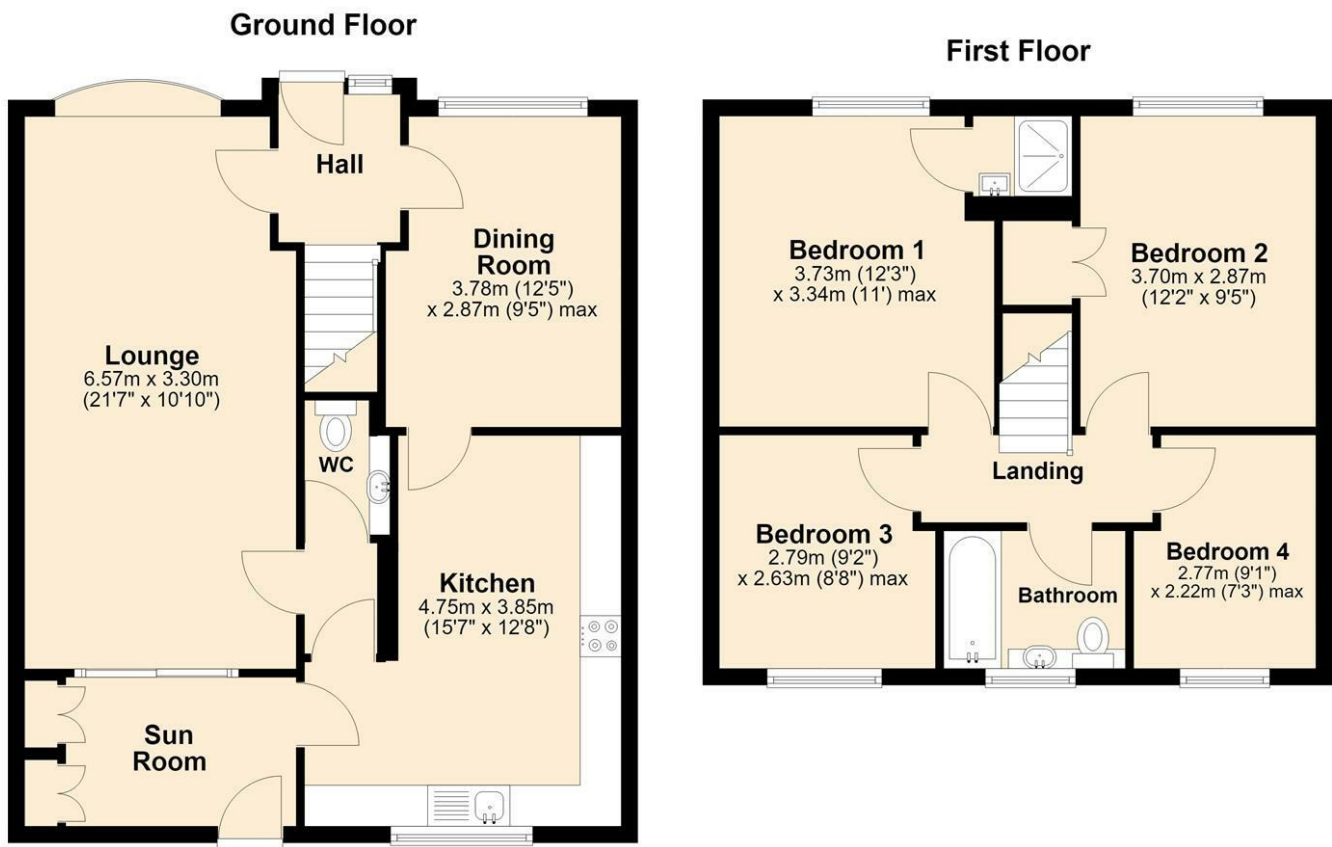
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other

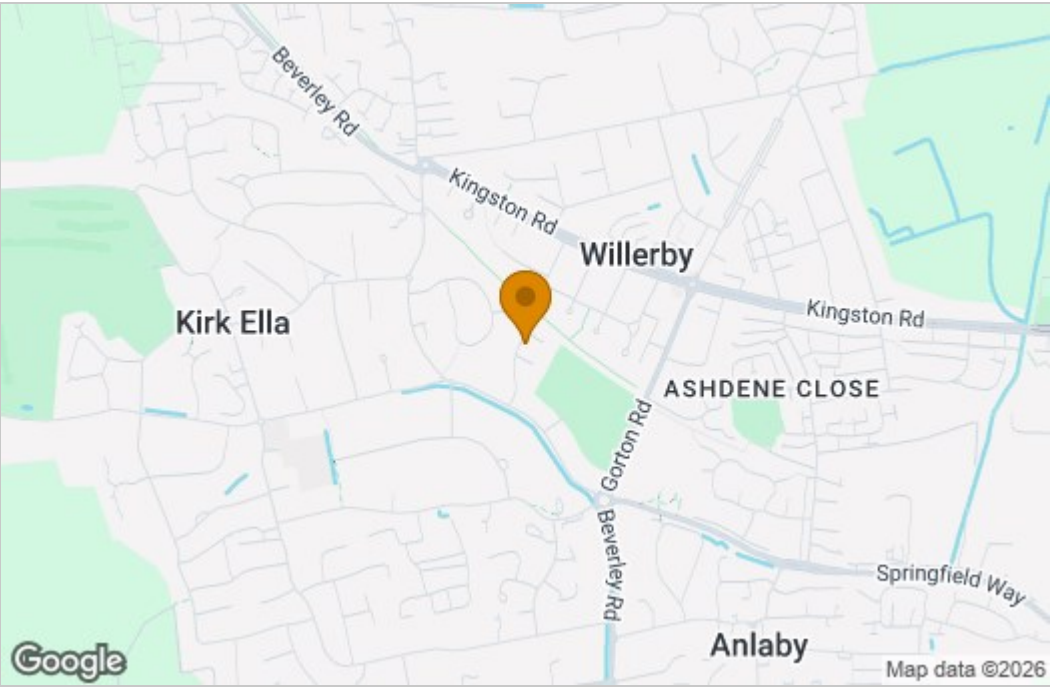
details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

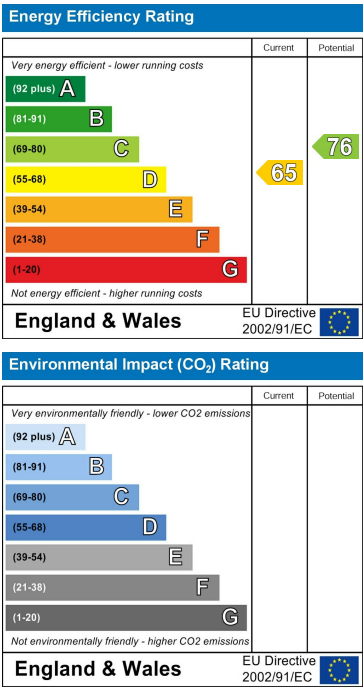
Floor Plan



Area Map



Energy Efficiency Graph



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