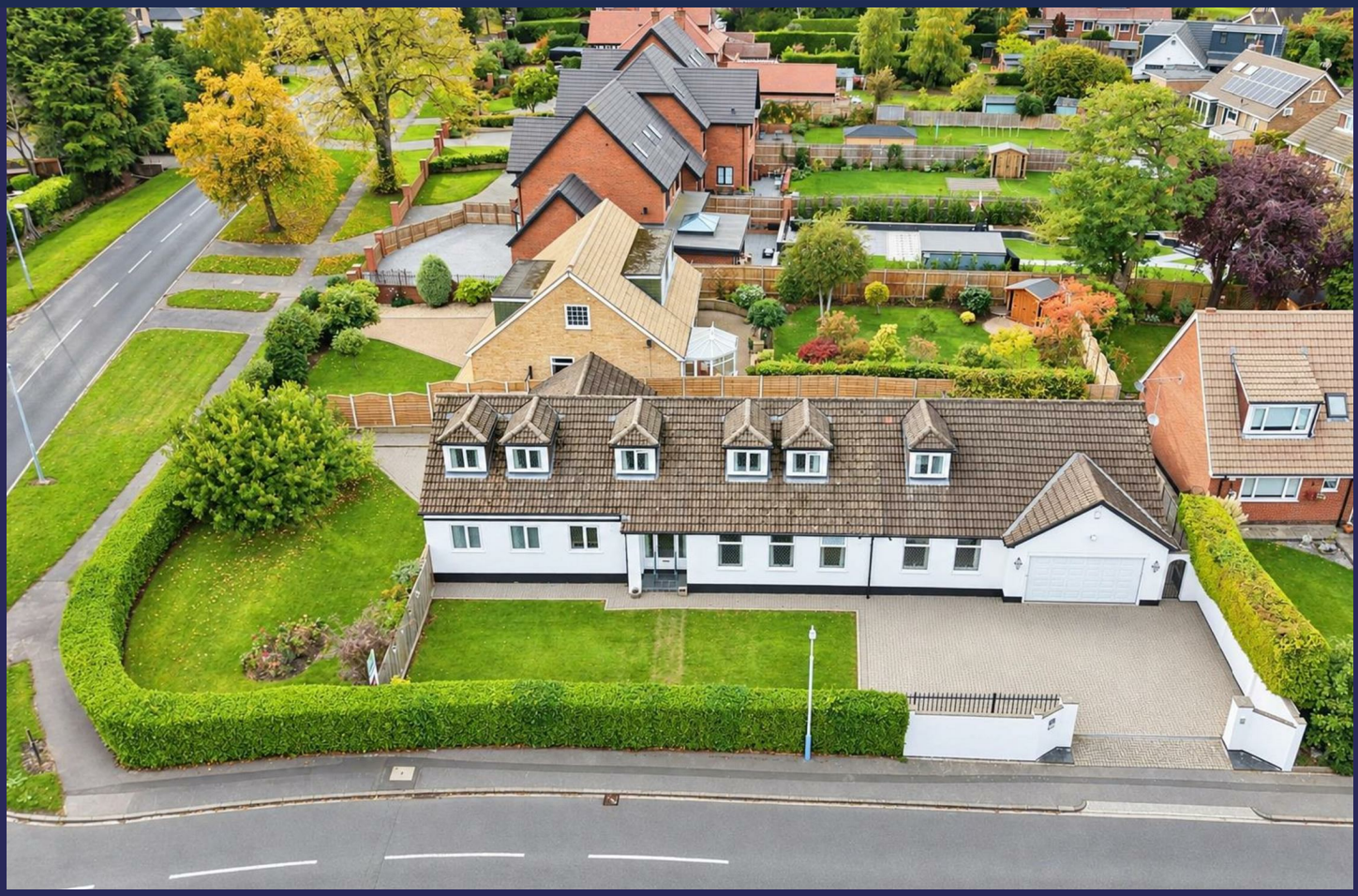
Whitakers
Estate Agents









# 1 Cottage Drive, Hull, HU10 7PE

## £649,950

Occupying a prominent position in the sought-after village of Kirk Ella, this substantial detached residence offers approximately 3,500 sq. ft. of versatile accommodation, complemented by generous gardens and a separate apartment. With its flexible layout, the property presents an excellent opportunity for larger families and multi-generational living.

Externally, secure electric gates open onto an extensive driveway providing off-street parking, complemented by a lawned garden and integral garage.

The ground floor features a welcoming entrance hall, spacious living room with feature fireplace and adjoining dining room. A generous breakfast kitchen provides a welcoming space for family life, while the sitting room enjoys views over the rear garden, with French doors opening outside. Also included are two bedrooms, one with an en suite, a bedroom or study, family bathroom, utility room and WC.

To the first floor are two generously sized bedrooms, both with en suites, alongside a versatile hobby room. A separately accessed apartment provides a lounge, bedroom and en suite, ideal for extended family or visiting guests.

French doors from the sitting room open onto a paved patio, with wrought iron gates leading to a west-facing terrace and the south-facing lawned garden, which wraps around the property. Mature trees, established hedging and planted borders create an attractive, private setting.

The accommodation comprises

Front external
Externally to the front aspect, the property is approached through secure electric gates that open onto a generous driveway, providing ample off-street parking for multiple vehicles. A well-maintained lawned garden complements the approach, while the integral garage offers further parking or storage options. A pathway leads to the main entrance, creating a welcoming first impression.

Ground floor

Storm Canopy
UPVC double-glazed entrance door leads to:

Entrance Hall 10'11" x 6'8" (3.34 x 2.04 )



UPVC double-glazed windows, gas central heating radiator and coved ceiling. Leads to various rooms.

Living Room 22'0" x 14'10" (6.72 x 4.54 )



Three UPVC double-glazed windows to the front aspect, two gas central heating radiators, feature fireplace and coved ceiling. Double doors lead to:

Dining room 15'6" x 15'4" (4.73 x 4.69 )



Two UPVC double-glazed windows to the front aspect, two gas central heating radiators and coved ceiling. Leads to:

Breakfast Kitchen 20'4" x 15'7" maximum (6.20 x 4.75 maximum )



Three UPVC double-glazed windows to the rear elevation and gas central heating radiator.

Sitting Room 23'11" x 14'0" maximum (7.30 x 4.29 maximum )



Twin sets of UPVC double-glazed French windows and an additional UPVC double-glazed window overlooking the rear of the property, gas central heating radiator, coved ceiling and feature fireplace.

## Inner Hallway
Staircase to the landing off.

## Bedroom One 15'0" x 11'11" (4.59 x 3.64)



Two UPVC double-glazed windows to the side elevation, gas central heating radiator, coved ceiling and fitted wardrobes.

## En Suite (Bedroom One)



UPVC double-glazed window, gas central heating radiator, fully tiled and fitted with a three-piece suite comprising shower cubicle, vanity wash basin and low-flush WC, coved ceiling and extractor fan.

## Bedroom Two 14'11" x 14'10" maximum (4.57 x 4.53 maximum )



Two UPVC double-glazed windows to the front aspect, gas central heating radiator and fitted wardrobes to one wall.

## Inner Lobby (One)
Storage cupboard and leads to:

## Bathroom



UPVC double-glazed window, gas central heating radiator, fully tiled and fitted with a three-piece suite comprising shower cubicle, pedestal wash basin and low-flush WC, coved ceiling and extractor fan.

## Inner Lobby (Two)
Coved ceiling. Leads to the hallway and inner hall.

## Bedroom Five / Study 9'11" x 7'10" maximum (3.04 x 2.40 maximum )



UPVC double-glazed window to the front aspect, gas central heating radiator, fitted wardrobes and coved ceiling.

## Utility Room 17'2" x 5'9" maximum (5.24 x 1.76 maximum )




UPVC double-glazed entrance door and window, fitted units and worktops, single-drainer sink unit, plumbing for an automatic washing machine and additional storage cupboard.

### Downstairs WC

Low-flush WC and wash basin.

### First Floor

### Landing



Double-glazed window, gas central heating radiator and access to the eaves.

### Hobby Room



UPVC double-glazed window.

## Bedroom Three 18'1" x 16'6" maximum (5.52 x 5.03 maximum )





Two UPVC double-glazed windows, gas central heating radiator and a range of fitted bedroom furniture.

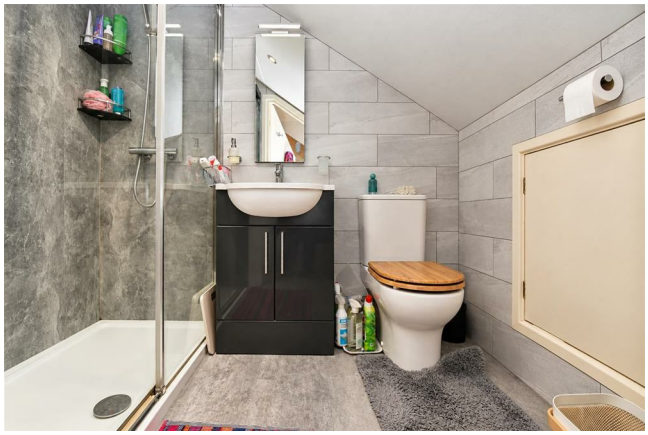
### En Suite (Bedroom Three)

Gas central heating radiator, partially tiled and fitted with a large shower cubicle, vanity wash basin and low-flush WC. Access to the eaves.

### Bedroom Four 19'1" x 16'4" maximum (5.84 x 5.00 maximum )

Three UPVC double-glazed windows to the front and side aspects and a gas central heating radiator.

### En Suite (Bedroom Four)



Fully tiled and fitted with a three-piece suite comprising panelled bath, pedestal wash basin and low-flush WC.

### Self-Contained Apartment

### Entrance Hall

UPVC double-glazed side entrance door, staircase to the landing off and access to the garage.

## Lounge 16'6" x 13'10" (5.05 x 4.22 )



UPVC double-glazed window, additional double-glazed window to the rear aspect, gas central heating radiator and storage cupboards. Leads to:

## Bedroom 13'10" x 12'4" (4.22 x 3.78)



UPVC double-glazed window, fitted wardrobes, access to the eaves and a large storage cupboard leading further into the eaves, which house the hot water cylinder.

## En Suite



Fitted with a three-piece suite comprising shower cubicle, wash basin and low-flush WC.

## Garage

Large garage with an electric up-and-over door, power and lighting, storage cupboard and enclosed staircase leading to the apartment. A further door leads to the utility room.

## Rear external



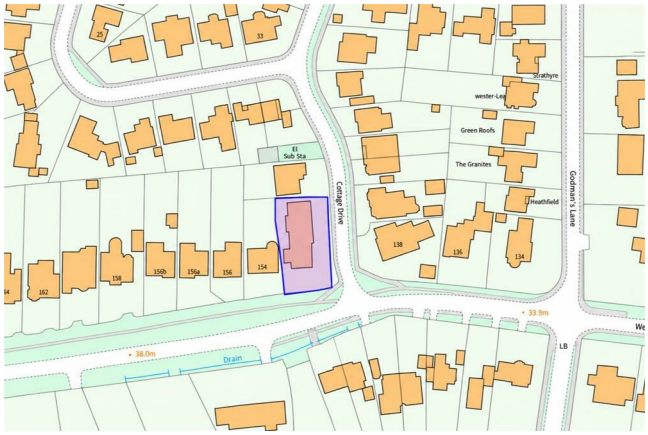
French doors from the sitting room open onto a paved garden, with wrought iron gates leading to a further seating area and a generous lawned garden that wraps around the property. Complemented by mature trees, established hedging and planted borders, the garden offers a good degree of privacy, with a timber shed providing useful storage.

## 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 - KIK084001000
Council Tax band - G

## EPC rating
EPC rating - C

## Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - /
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 Declaration
We 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.

The agents 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.

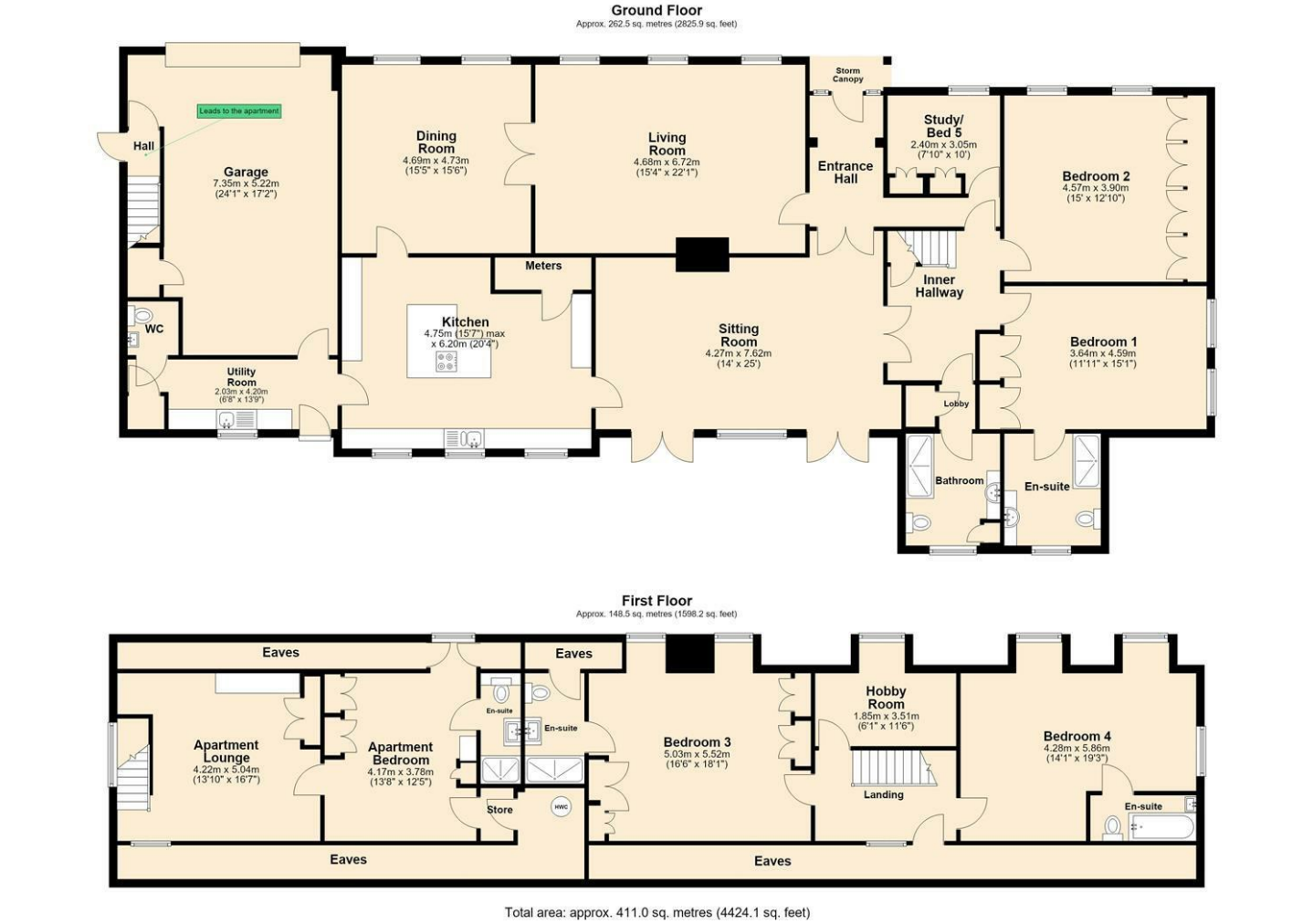
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

## 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.

# Floor Plan

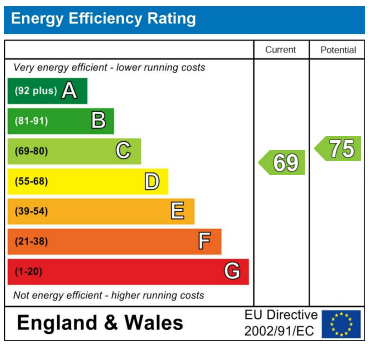


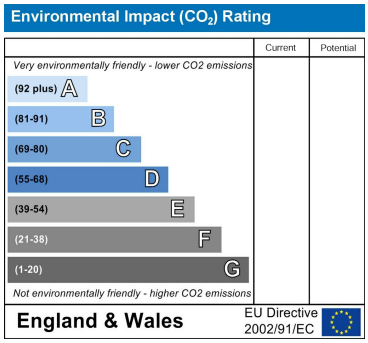

Total area: approx. 411.0 sq. metres (4424.1 sq. feet)

## 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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk