Whitakers
Estate Agents









25 Redland Drive, Kirk Ella, HU10 7XA

Offers In The Region Of £350,000

Occupying an established position on Redland Drive, this extended semi-detached home offers versatile accommodation, generous off-street parking and an impressive rear garden. With four first-floor bedrooms and an additional ground-floor bedroom or office, the property offers excellent flexibility for family living.

Internally, the ground floor comprises a welcoming hallway, a lounge with bay window and feature fireplace, a separate dining room, and a fitted kitchen complemented by a utility room and cloakroom. A further bedroom or office and wet room provide additional versatility. The first floor accommodates four bedrooms, including two spacious doubles with bay windows, alongside a family bathroom and separate cloakroom.

Approached across an attractive forecourt with mature planting beds, the property benefits from a spacious driveway accommodating multiple vehicles.
A particular highlight is the extensive enclosed rear garden, featuring established borders, lawned areas and a generous patio with a detached workshop. Beyond a leafy archway, a secluded section of the garden offers further planting space, greenhouses and storage sheds, ideal for keen gardeners.

Situated in Kirk Ella, the property enjoys convenient access to local shops, schools, leisure facilities and everyday amenities, making it an appealing choice for families seeking space both inside and out.

The accommodation comprises

Front External



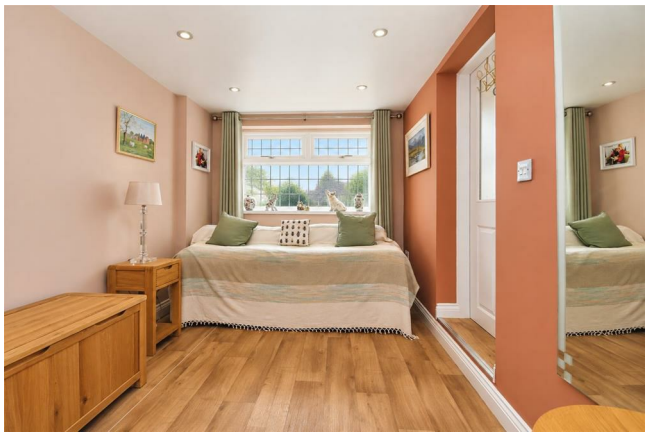
Externally to the front aspect, the property benefits from an attractive forecourt, complemented by established planting beds with a variety of mature shrubs and greenery. A driveway provides off-street parking for multiple vehicles, with timber gates offering access to the side of the property.

Ground floor

Porch
UPVC double glazed French doors and side panel, and carpeted flooring.

Hallway
UPVC double glazed door and side panel, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Bedroom / office 10'5" x 7'8" (3.20 x 2.36)



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

En-suite wetroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with wet room flooring. Furnished with a wall mounted shower and waterfall shower, and a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

Lounge 15'8" x 12'11" (4.78 x 3.94)



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

Dining room 14'10" x 11'10" maximum (4.54 x 3.63 maximum)



UPVC double glazed bay window, central heating radiator, fireplace with exposed brick inset / hearth and surround, and carpeted flooring.

Kitchen 18'4" x 9'1" (5.60 x 2.77)





UPVC double glazed windows, central heating radiator, built-in storage cupboards, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washer and a dryer, and a range of integrated appliances including : oven / grill, microwave, hob with extractor hood above and a dishwasher.

Rear porch 6'2" x 5'4" (1.90 x 1.64)



UPVC double glazed door and windows, fitted and built-in storage cupboards, and tiled flooring.

Cloakroom

UPVC double glazed window, and tiled flooring. Furnished with a pull chain flush W.C.

First floor

Landing

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

Bedroom one 16'4" x 11'10" maximum (5.00 x 3.62 maximum)



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

Bedroom two 14'10" x 11'10" maximum (4.54 x 3.61 maximum)



UPVC double glazed bay window, central heating radiator, built-in storage cupboard, and carpeted flooring. Also furnished with a vanity sink with mixer tap.

Bedroom three 13'11" x 7'11" (4.25 x 2.43)



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

Bedroom four 8'9" x 6'10" maximum (2.69 x 2.10 maximum)



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

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboards, and mostly tiled walls with laminate flooring. Furnished with a two-piece suite comprising panelled bath with dual taps and mixer shower, and pedestal sink with dual taps.

Cloakroom

UPVC double glazed window, and laminate flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Rear External







The enclosed rear garden is mainly laid to lawn with well-stocked borders, complemented by a large patio area and a detached workshop benefiting from power and lighting. A paved pathway leads through a leafy archway to the rear section of the plot, which is predominantly gravelled with and enclosed by hedging and contains a selection of fruit trees that provide a high degree of privacy. This part of the garden is currently used for planting and also accommodates storage sheds and greenhouses, making it ideal for keen gardeners and those who enjoy growing their own vegetables.

Additional features

The residence also benefits from having an external tap and power sockets.

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 - KIK292025000
Council Tax band - D

EPC rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal -EE / Vodafone / Three / O2
Broadband - Basic 21 Mbps / 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 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.

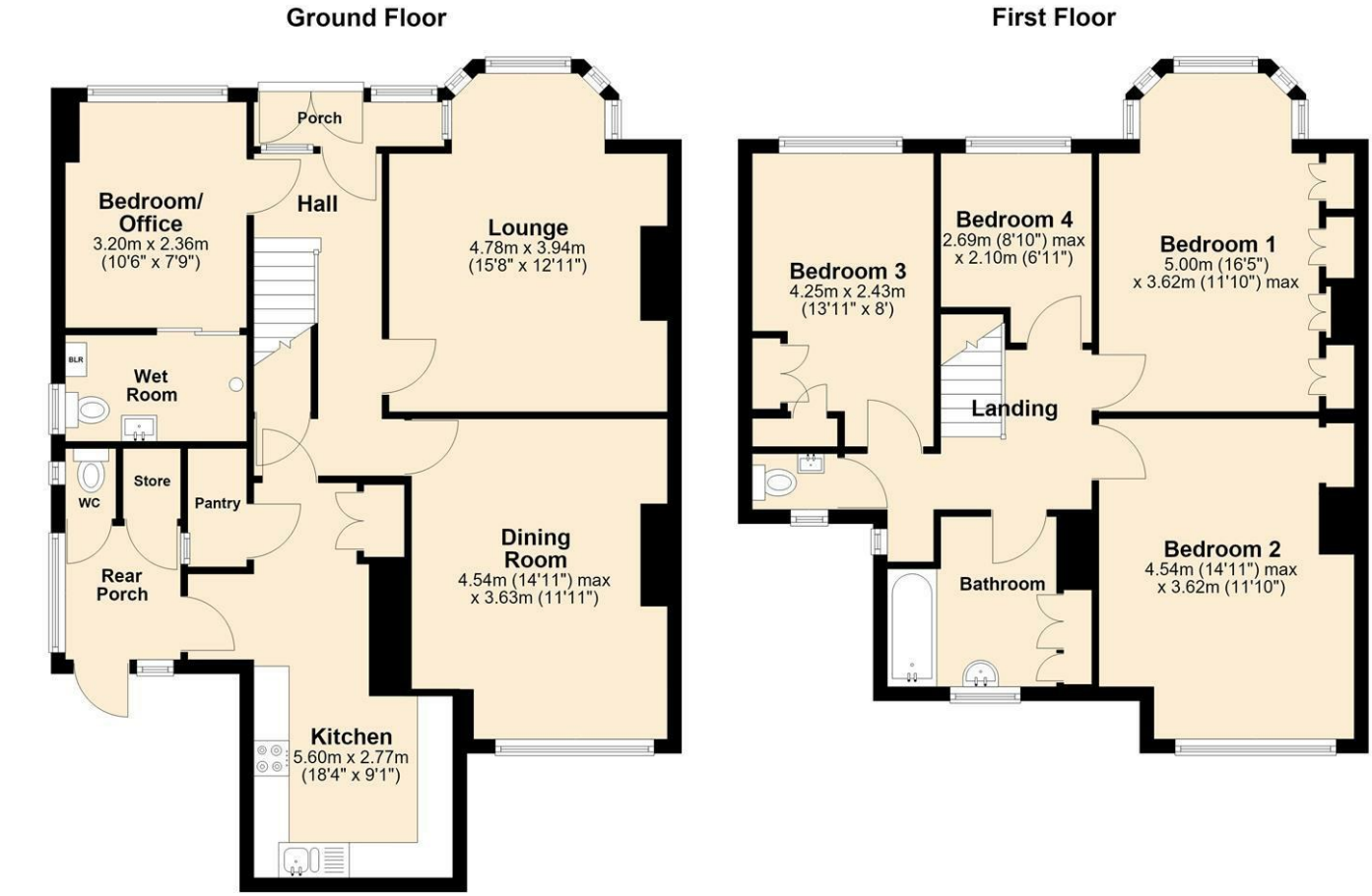
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the 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.

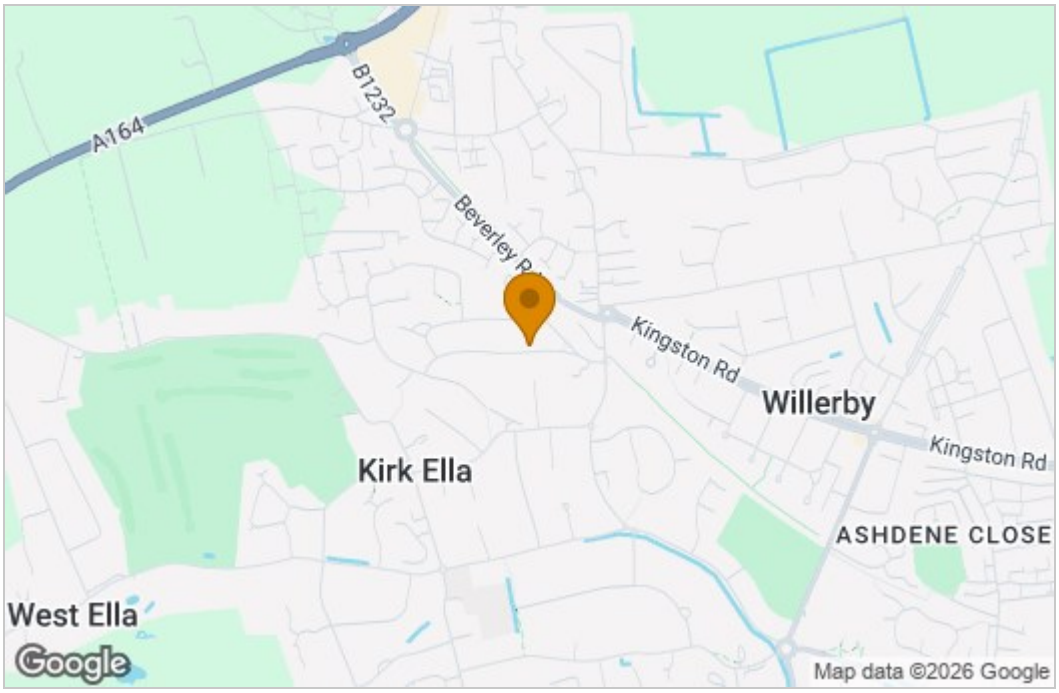
Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of 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.

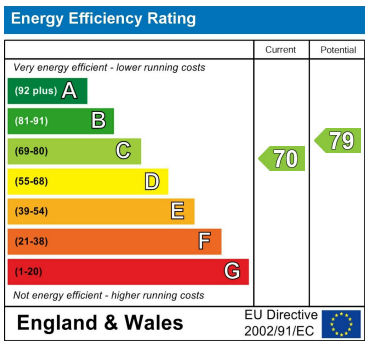
Floor Plan

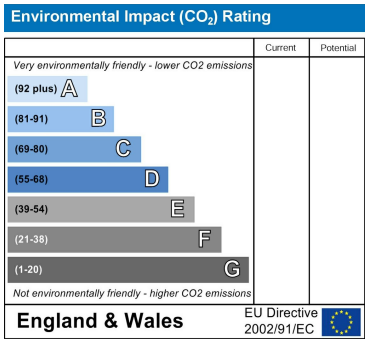


Area Map



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.

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