

staniford
grays



26 Valley Drive, Kirk Ella, HU10 7PL

£349,950





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Kirk Ella, HU10 7PL

- VERSATILE LAYOUT
- CONVERSION TO FIRST FLOOR
- ESTABLISHED PLOT
- FURTHER SCOPE FOR MODERNISATION
- OPEN DAY, SUNDAY THE 6TH OF OCTOBER 14:00-16:00. ALL PARTIES WELCOME.
- GENEROUS ROOM SIZES
- DRIVEWAY PARKING
- UP TO 5 BEDROOMS

RECENTLY UPGRADED LIFESTYLE KITCHEN SITUATED UPON A PRIVATE AND ESTABLISHED PLOT.

Presented to the market is this extended, Dormer Bungalow situated in a popular residential area of Kirk Ella, ideally situated off West Ella Road.

Deceptively spacious, with over 1500 square feet in size with up to four bedrooms and offering a flexible and versatile layout to both floor levels. Suitable for a range of applicant profiles and consequently internal viewing is highly advised.

Living space comprises; Entrance Hallway, reception Lounge leading through to Conservatory with garden views, Dining Room, Breakfast Kitchen, 2 ground floor Bedrooms and a House Bathroom.

To the first floor level a central landing gives access to Two Bedrooms and Shower Room.

Generous gardens to the rear boast good levels of privacy and seclusion throughout with a Driveway approach.



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GROUND FLOOR

ENTRANCE HALLWAY

With access door through to hallway and ground floor reception rooms and bedrooms, staircase to the first floor.

LIVING ROOM

15'10" x 12'5" (4.83m x 3.78m)
Generously sized with bay window, a central focal point is provided via a living flame gas fire with feature surround, patio doors to the rear opening onto the conservatory.

CONSERVATORY

12'5" x 5'7" (3.78m x 1.70m)
With full garden views, with door to the side and patio door to the rear.

KITCHEN

15' x 10'2" (4.57m x 3.10m)
Having recently undergone a transformation with a newly appointed and modern style kitchen. Neutrally appointed throughout with a range of fitted wall and base units with complementary work surfaces with tiled splashbacks and a selection of fully integrated appliances. Window to the rear and side, access door to the rear porch.

REAR PORCH

With door to the side and utility cupboard housing gas boiler and plumbing for a washing machine.

DINING ROOM/ BEDROOM FIVE

11'10" x 10' (3.61m x 3.05m)
With a picture window to the side and versatile in its usage. Can also be used as a study or additional Bedroom.

BATHROOM

Well appointed throughout with modern sanitaryware, panel bath and rainfall shower fitment, inset wash hand basin to vanity unit, radiator, window to the side and airing cupboard and is set in a part tiled surround.

SEPARATE WC

Low flush WC, window to the side and is set in a part tiled surround.

GROUND FLOOR BEDROOM ONE

15' into bay x 13'1" (4.57m into bay x 3.99m)
With bay window to the front, window to the side, has a range of built in furniture comprising of wardrobes and locker storage.

**OFFICE/BEDROOM TWO**

12'4" x 7'10" (3.76m x 2.39m)

With outlook over frontage and window to the front and sides.

FIRST FLOOR LANDING

With access to two bedrooms and shower room.

BEDROOM THREE

12'7" x 10'2" (3.84m x 3.10m)

With a range of built in furniture, Velux window to the rear and access to storage cupboard in the eaves.

BEDROOM FOUR

11'6" max x 10'4" (3.51m max x 3.15m)

Velux window to the side and access to storage in the eaves.

SHOWER ROOM

Shower cubicle with mains fed shower, pedestal wash hand basin, low flush WC, radiator, Velux window to side and is set in a part tiled surround.

EXTERNAL

To the front is a mature planted garden with dwarf wall surround and a driveway allowing for off street parking,

To the rear of the property is a good sized mature rear garden with tons of possibilities and is set in a fenced and hedged surround.

COUNCIL TAX:

We understand the current Council Tax Band to be E

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





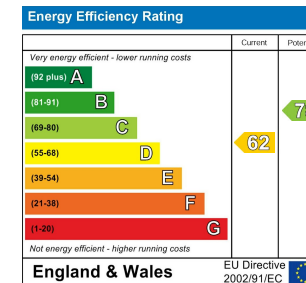
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.