



64 South Ella Way, Kirk Ella, HU10 7LS

Guide Price £375,000



# 64 South Ella Way

Kirk Ella, HU10 7LS

- OPEN DAYS - FRIDAY THE 20TH AND 27TH OF SEPTEMBER 14:00-16:00
- FOR SALE VIA TENDER- CLOSING DATE 11/10/2024 (NOON)
- GENEROUS LAYOUT
- PRIVATE BOUNDARIES
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- GATED DRIVEWAY AND PARKING
- PROMINENT FRONTAGE
- CONVENIENT SETTING
- NO ONWARD CHAIN

GUIDE PRICE £375,000-£400,000-  
FOR SALE BY TENDER -CLOSING DATE; NOON, FRIDAY THE 11TH OF OCTOBER 2024.

OPEN DAYS - FRIDAY THE 20TH AND 27TH OF SEPTEMBER 14:00-16:00 OR BY APPOINTMENT. ALL PARTIES WELCOME.

A truly delightful bay-fronted bungalow, occupying a large and established plot with complete privacy offered to the rear. Located in a popular residential location in close proximity to all the services and amenities Kirk Ella Village has to offer.

Internally the property offers ready to move in living with further scope for improvement and extension and being larger than an initial glance would suggest.

The well-appointed accommodation comprises; Vestibule, Reception Hallway, Reception Lounge open to Dining area with views over the expansive garden. A Breakfast Kitchen leads to a Utility Room. Two double Bedrooms of a good size are accessed via an inner hallway with Bathroom also.

Externally the property occupies an established plot with the benefit of ample provision for parking provided via a brick sett driveway leading to a single garage.



Guide Price £375,000



## TENDER PROCESS

The subject property is for sale by tender. The closing date being 12 noon on Friday 11th of September. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, 64 SOUTH ELLA WAY, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Staniford Grays Estate Agents, 2 West End Swanland, HU14 3PE. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request.

EXCHANGE AND COMPLETION DATES : Successful applicant to place £5000 commitment deposit with solicitors upon confirmation of successful bid. Target exchange date within 4 weeks and completion date no later than 8 weeks from instructing solicitors.

## ACCOMMODATION COMPRISES

**ENTRANCE VESTIBULE** 6'11" x 3'7" (2.13 x 1.10)  
Accessed via a uPVC double glazed door, opening into...

**RECEPTION HALLWAY** 16'1" x 6'7" (4.91 x 2.01)  
Plus additional inner hallway leading to bedroom space. Dedicated storage cupboards.

**RECEPTION LOUNGE** 25'7" x 12'10" (7.81 x 3.93)  
Boasting elegant room proportions throughout and with excellent levels of natural daylight via a uPVC double glazed window to frontage. French doors to the expansive garden outlook and a central focal point provided via an open fire insert in decorative finish. Being open plan through to...

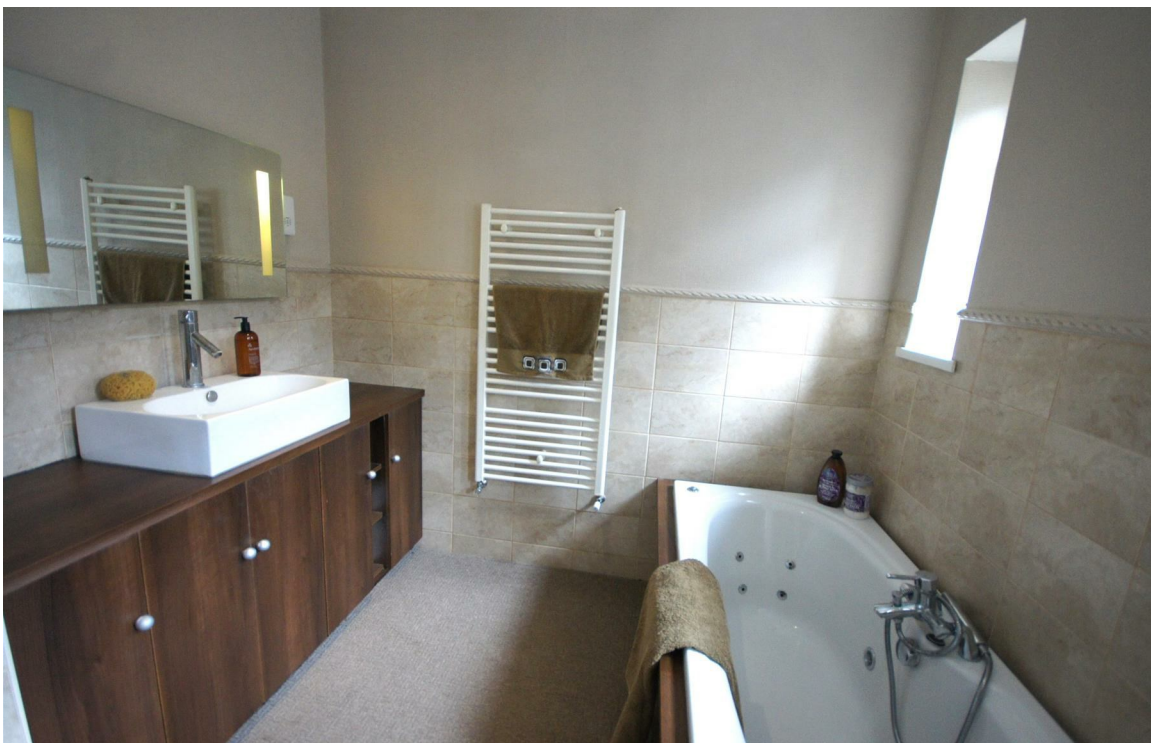
**DINING ROOM** 11'1" x 9'10" (3.40 x 3.02)  
With uPVC double glazed window to the rear garden outlook and laminate to floor coverings.

**KITCHEN** 13'8" x 12'7" (4.18 x 3.86)  
Neutrally appointed throughout with a range of wall and base units and contrasting work surfaces over. Space for free standing white goods, one and a half bowl sink and drainer with mixer tap. Gas hob, mid level oven, extractor canopy, integrated dishwasher. With uPVC double glazed window to side, space for breakfast table and access leading through to...

**UTILITY ROOM** 8'3" x 6'5" (2.52 x 1.98)  
With outlook to rear garden via uPVC double glazed window and additional window to side. Belfast style sink, low level base units, space for white goods and tiling to splashbacks. Side vestibule leads from the kitchen area and in turn to the side of the property and rear gardens and all in a uPVC double glazed finish.

**BEDROOM ONE** 13'0" x 12'3" (3.98 x 3.75)  
Benefitting from an open outlook to the frontage via uPVC double glazed window, fitted modern wardrobes to one full wall length and of double bedroom proportions.

**BEDROOM TWO** 11'4" x 12'11" (3.47 x 3.96)  
With uPVC double glazed window to the side of the property and of double bedroom proportions with space for free standing bedroom furniture.



#### HOUSE BATHROOM

8'9" x 8'2" (2.69 x 2.49)

Benefitting from a modern finish with a jacuzzi style bath, inset basin to vanity unit, heated towel rail, low flush WC, inset spotlights to ceiling and uPVC privacy window to side elevation.

#### EXTERNAL

South Ella Way remains conveniently positioned within a prominent Kirk Ella setting in close proximity to a range of services and amenities.

The subject bungalow remains ideal for applicant looking for owner occupation or alternatively for redevelopment. Full details available through sole selling agent Staniford Grays.

A gated entrance drive leads to a generous brick set driveway with ample parking provision for multiple vehicles, low level wall to the front boundary perimeter with access gate and a further laid to lawn grass section and recently cropped conifers providing excellent levels of privacy and seclusion throughout.

A single garage with up and over access door and gated access to the side of the property. The rear gardens open to an expansive patio area and pillared brick low level wall providing access to the main body of garden with established planting and herbaceous boundaries and shrubbery. Laid to lawn grass, feature pond and additional area to the rear of the plot offering further potential for landscaping or alternatively as potting/vegetable area.

The property in its entirety boasts complete privacy to the boundary perimeters and really must be seen to be fully appreciated and acknowledged.

#### AGENTS NOTE

For any applicants that would see further development potential in the plot, full planning permission has been obtained for a programme of extension and remodeling internally. With a full development pack available upon request.

#### 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.

#### MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### 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.



## Floor Plans



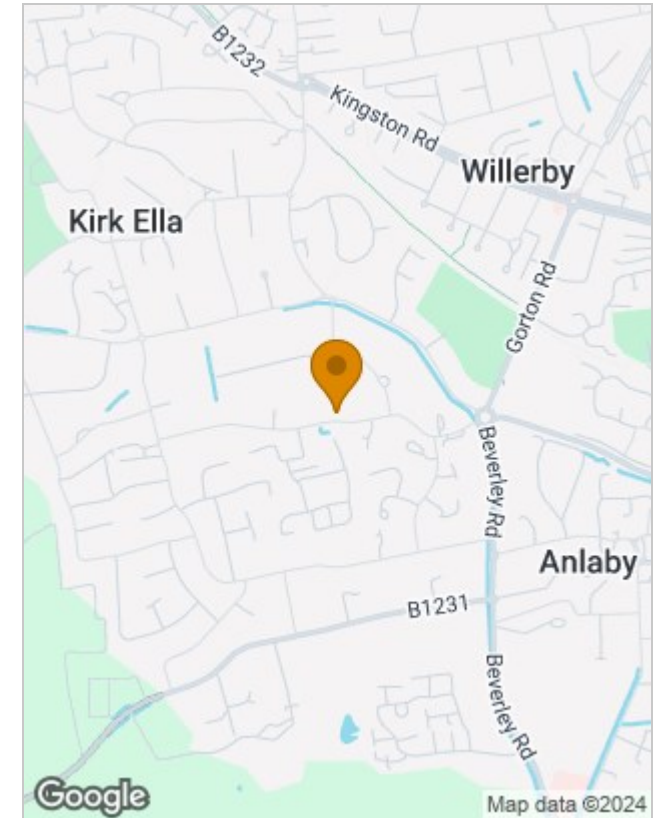
## Viewing

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.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

