



33 East Ella Drive, Hull, HU4 6AL

£186,000

Welcome to this charming end terrace house located on East Ella Drive in Hull! This property boasts off street parking to the front aspect and detached garage to the rear aspect. Situated in a desirable area, whether you're looking for a new family home or a place to start your property journey, this house has the potential to be the perfect fit for you. Contact us today to arrange a viewing and take the first step towards owning or renting this lovely property!

Welcome to this charming end terrace house located on East Ella Drive in Hull! This property boasts off street parking to the front aspect and detached garage to the rear aspect. Situated in a desirable area, whether you're looking for a new family home or a place to start your property journey, this house has the potential to be the perfect fit for you. Briefly comprising of hallway, through lounge, modern fitted kitchen, utility room to the ground floor. To the first floor are three bedrooms, bathroom and separate wc. The exterior comprises of off street parking to the front aspect, with a 10 foot leading to the detached garage to the rear aspect. The property has a good sized enclosed rear garden, with lawn.

Contact us today to arrange a viewing and take the first step towards owning or renting this lovely property!

#### Ground floor

##### Entrance porch

With entrance door and door to:

##### Hallway

With laminate flooring, radiator, under stairs cupboard, stairs off and door to:

##### Through lounge

With bay window to the front, laminate flooring, radiator, brick built feature fireplace with log burning stove and French doors to the rear.

##### Kitchen

With windows to the rear, tiled flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, electric oven, halogen hob, space for dish washer, 1 1/4 stainless steel sink unit with chrome mixer tap over, space for washing machine & dryer and door to rear.

##### Utility room

With window to the rear, laminate flooring, radiator and space for fridge freezer.

#### First floor

##### Landing

With window to the side, carpet flooring and doors to:

##### Bedroom one

With bay window to the front, carpet flooring, radiator and fitted wardrobes.

##### Bedroom two

With window to the rear, carpet flooring, radiator and storage cupboard.

##### Bedroom three

With window to the front, carpet flooring and radiator.

##### Bathroom

With window to the rear, vinyl flooring, radiator, part tiled walls, vanity hand wash basin and panel enclosed bath with drench shower over.

##### W/C

With window to the rear, vinyl flooring, part tiled walls and low flush w/c.

##### Exterior

With off street parking to the front aspect, 10 foot leading to detached garage to the rear aspect. The property has a good sized enclosed rear garden, with lawn.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

##### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

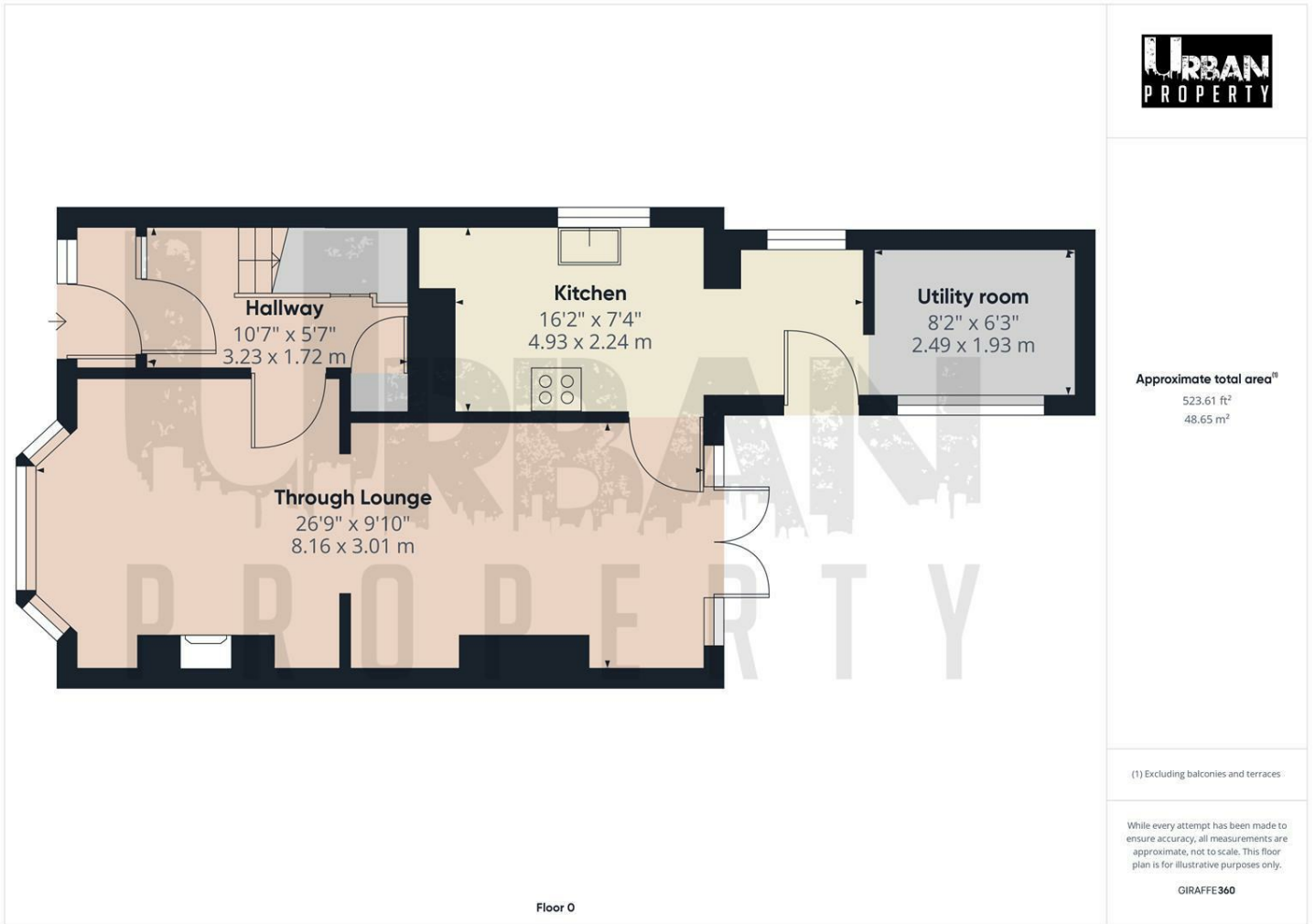
-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

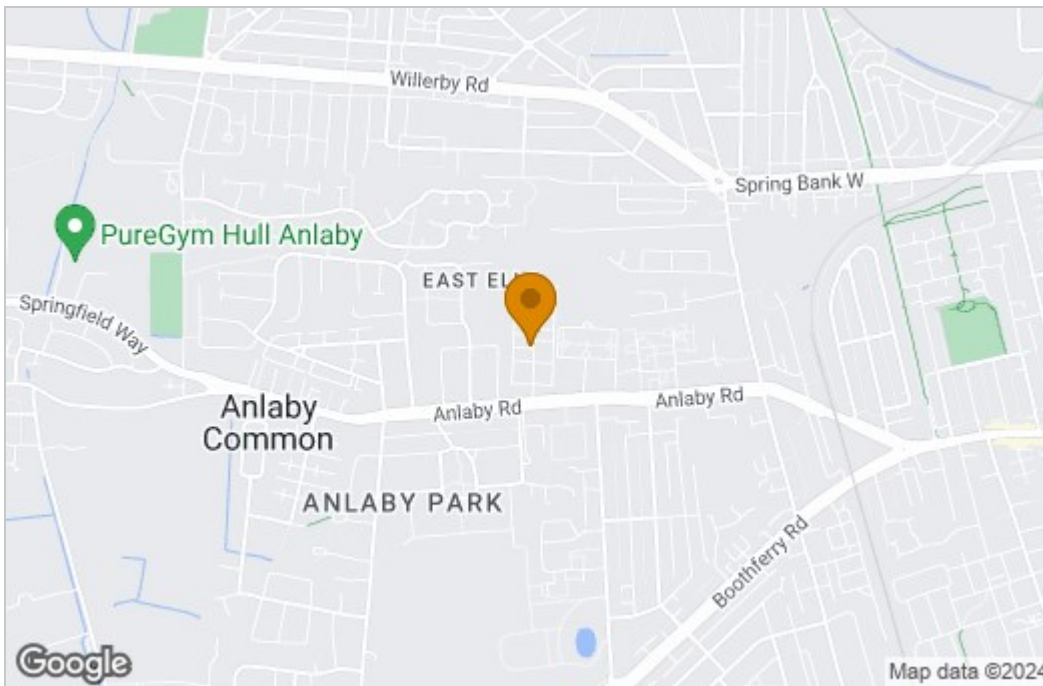
All mortgages are subject to status and valuation.

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

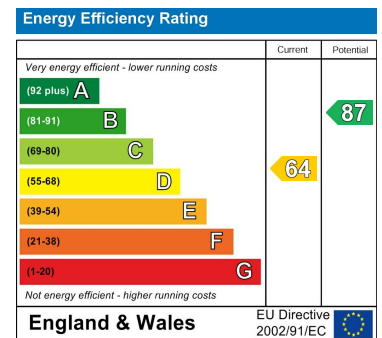
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.