



Four Acre Close, Kirk Ella, East Riding of Yorkshire
Asking Price £300,000





KEY FEATURES

- Cul De Sac Setting
- Semi Detached True Bungalow
- Two Bedrooms with Fitted Wardrobes
- Comfortable Lounge
- Dining Kitchen
- Family Bathroom
- Garage & Driveway
- Spectacular Gardens & Outbuildings
- Tenure Freehold
- Council Tax Band C
- EPC rating C



DESCRIPTION

Four Acre Close enjoys a Cul De Sac setting in the popular village of Kirk Ella This superb SEMI DETACHED TRUE BUNGALOW is immaculately presented throughout, an absolute credit to the current owners.

There are beautiful Oak Doors opening throughout the tastefully styled accommodation with a composite door opening into the vestibule welcoming you in to view the accommodation on offer to include:

A fully tiled BATHROOM with three piece suite and overhead shower. The light and airy LOUNGE has a picture window enjoying views over the South facing garden and features a media wall incorporating the contemporary fireplace with useful storage cupboards and shelving.

There are TWO BEDROOMS both include fitted wardrobes, the second bedroom is currently used as the SNUG.

At the heart of the bungalow is the DINING KITCHEN with patio doors opening to the beautiful SOUTH facing garden, creating a lovely space for entertaining family & friends.

The lovingly tended SOUTH facing GARDEN is mainly laid to lawn with mature trees, shrubbery and colourful plantings to borders. There are paved patio areas providing ample space for dining "al fresco" There are useful outbuildings/ storage and a summer house, an attractive outdoor space for all to enjoy.

There is a private DRIVE providing ample OFF ROAD PARKING and access to the GARAGE with remote control door providing vehicle access.

Viewing is an absolute must!





PARTICULARS OF SALE

Entrance Vestibule

1.13m x 1.29m (3'8" x 4'2")

A UPVC composite front entrance door opens to the vestibule with Oak door opening to the hallway.

Hallway

Gorgeous Oak doors open to the tastefully styled accommodation, welcoming you in to view this beautiful bungalow.

Living Room

3.56m x 4.96m (11'8" x 16'4")

A light and airy living room with large picture window enjoying views over the lovingly tended rear garden. Feature media wall incorporating a contemporary fireplace with useful storage cupboards and shelving, a lovely room to relax and unwind.

Dining kitchen

3.37m x 3.74m (11'1" x 12'4")

The dining kitchen has space for table & chairs with patio doors opening to the rear garden, creating a wonderful space for entertaining family & friends. A good range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Built in electric double oven with gas hob above. Stainless steel sink unit with mixer tap and plumbing for automatic washing machine.

Bedroom One

3.59m x 4.03m (11'10" x 13'2")

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and radiator.

Bedroom Two

2.8m x 3.89m (9'2" x 12'10")

A double further bedroom, currently used as the snug with a range of fitted wardrobes, double glazed window to front elevation and radiator.

Bathroom

1.96m x 1.97m (6'5" x 6'6")

Fully tiled bathroom with three piece suite to include: panelled bath with overhead shower and glazed screen. Pedestal wash basin and low level W.C. Double glazed obscure window and radiator.

Gardens

Lovingly tended gardens to front and rear.

The South facing rear garden is mainly laid to lawn with an array of colourful plantings, mature trees and shrubbery to borders. Paved patio areas provide space for dining "al fresco" or to just sit and enjoy this attractive outdoor space.

Garage & Driveway

2.94m x 5.73m (9'7" x 18'10")

A private driveway provides ample off road parking space for several vehicles. Detached garage with remote control door providing vehicle access. Power and light supplied.



Location

Kirk Ella - The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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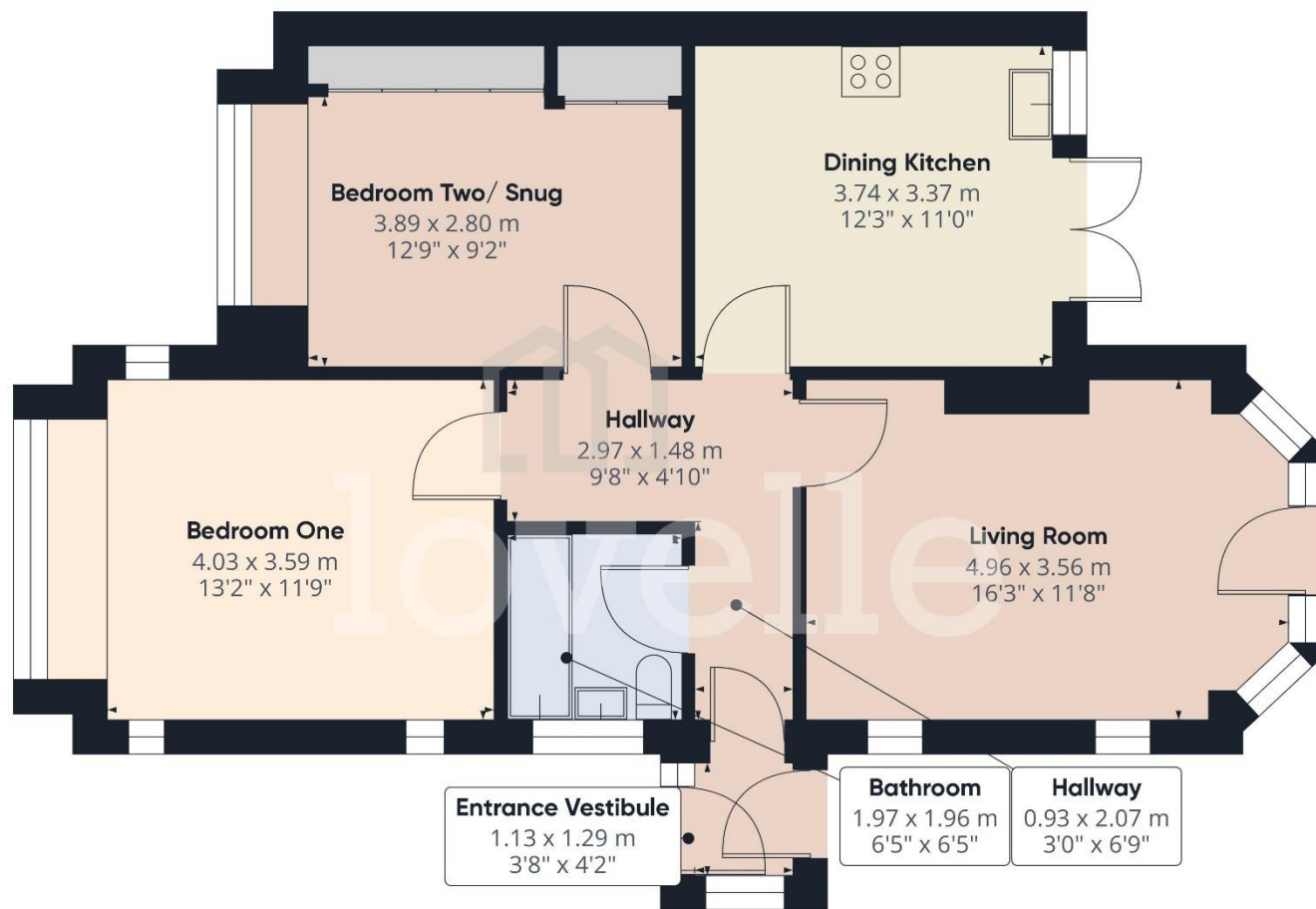
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾

69.18 m²
744.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 1

