



Easenby Avenue, Kirk Ella
Asking Price £440,000





KEY FEATURES

- Deceptively Spacious Property
- Versatile Living Accommodation
- Sought After Location
- Dining Kitchen & Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms
- Secluded Rear Garden
- Ample Off Street Parking
- Council Tax Band E
- EPC Rating C



DESCRIPTION

Situated on a generous plot, this beautifully presented dormer bungalow offers versatile and spacious accommodation throughout!

To the ground floor there is a fitted dining kitchen and three spacious reception rooms, including a lounge, sitting/dining room and a garden room. Accessed via the lounge is the main bedroom with en-suite and French doors which open to the rear garden. An additional double bedroom and family bathroom complete the ground floor accommodation.

Stairs from the hallway provide access to the first-floor landing which offers a brilliant space that can be utilised as an office or reading space. From the landing is access to two double bedrooms and a shower room. The rear bedroom provides access to a further room, which could offer a number of uses including a hobby room or dressing room.

Externally, the property boasts a spacious block paved frontage providing ample parking for several vehicles. Gated access to both sides of the property lead to the rear garden, again of generous proportion, with mature planting to the perimeter.

The property is located in one of the most desirable areas in the region, with a large range of amenities, supermarkets and a retail park available locally. Local schooling is available at St Andrews Primary School and Wolfreton School and Sixth Form. Private schooling at Tranby Croft is also nearby. There are also a number of sporting facilities locally including Haltemprice Leisure Centre and Hull Golf Club.





PARTICULARS OF SALE

Entrance

Composite entrance door, stairs to the first-floor accommodation, two storage cupboards and central heating radiator.

Sitting/Dining Room

With feature fireplace creating a focal point in the room, uPVC windows to the front and side elevations and central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units having integrated oven, hob and extractor. Spaces for fridge freezer, dishwasher and washing machine. Windows to the front and side elevations, uPVC door to the side elevation and two central heating radiators.

Lounge

A lovely spacious family room with a multifuel stove, French doors to the rear elevation leading to the garden room, access to the main bedroom, two central heating radiators.

Garden Room

French doors to the rear elevation leading to the rear garden.

Bedroom One

With a vaulted ceiling, French doors to the rear elevation, two Velux windows, central heating radiator.

En-suite

Fitted with a three-piece suite comprising shower cubicle, low flush WC and wall mounted basin. Central heating radiator.

Bedroom Two

uPVC window to the rear elevation and central heating radiator.

Bathroom

Fitted with a three-piece suite comprising bath with shower over and glass screen, low flush WC and vanity unit housing a semi recessed basin. Two uPVC windows to the side elevation, central heating radiator and heated towel rail.

First Floor Accommodation

Landing

A spacious area suitable for a reading area or office space, with two Velux windows and central heating radiator. There is access to eaves storage throughout the first-floor rooms.

Bedroom Three

With fitted wardrobes and drawers, uPVC window to the rear elevation, central heating radiator and access to a lifestyle/hobby room.

Bedroom Four

uPVC window to the front elevation and central heating radiator.

Lifestyle Room

uPVC dormer window to the front elevation and central heating radiator.



Shower Room

Fitted with a three-piece suite comprising shower cubicle, low flush WC and pedestal wash hand basin. Velux window and central heating radiator.

Frontage

The property stands behind mature hedging and is mainly block paved for ease of maintenance and provides off street parking for several vehicles. Side access leads to the rear of the property.

Rear Garden

Enjoying a degree of privacy the rear garden is mainly laid to lawn with mature plants, several fruit trees and shrubs to the boundary.

Garage

With up and over vehicle door. Power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

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



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

206.3 m²
2222 ft²

Reduced headroom

4.8 m²
52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

