

Whitakers

Estate Agents



25 Braids Walk, Kirkella, HU10 7PB

£345,000

*** OFFERED WITH NO ONWARD CHAIN ***

Individually designed house situated on a sought after corner plot within a highly desirable and quiet residential location just off West Ella Road. Within close proximity to Hull Golf Club, St. Andrews Community Primary School and local shopping and recreational facilities in the Village of Kirk Ella.

This spacious and versatile property affords an inviting hallway leading into an open plan lounge / dining area with 'French' doors onto the rear gardens, a well appointed fitted dining kitchen with integrated appliances, separate utility room and ground floor cloakroom / w.c. To the first floor there are three well proportioned bedrooms and bathroom with contemporary suite.

The property benefits from having an alarm system, gas fired central heating, uPVC double glazing, landscaped gardens, private driveway providing off street parking for several vehicles and a double garage.

Viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Rating 'TBC'.

The Accommodation Comprises

Front External



Ground Floor

Entrance Porch

An external uPVC double glazed entrance door leads into the Entrance Porch. A further inner uPVC entrance door leads from the Entrance Porch into the Entrance Hall.

Entrance Hall

Having a flight of stairs leading to the first floor accommodation. There is a uPVC picture window to the rear elevation, a central heating radiator, light fitting to the ceiling and double doors leading from the Entrance Hall into the Open Plan Lounge / Dining Area.

Open Plan Lounge / Dining Area



Lounge 19'10" x 11'6" (6.07 x 3.52)



The focal point of the room being the feature fireplace with marble effect surround, back and hearth with a wooden mantle piece and inset 'Living Flame' electric fire. There is a uPVC double glazed picture window to the front elevation, allowing an abundance of natural light in and two central heating radiators. The Lounge is open plan into the Dining Area.

Dining Area 10'5" x 9'10" (3.20 x 3.02)



Having uPVC double glazed 'French' doors to the side elevation, a central heating radiator and light fitting to the ceiling. A door leads from the Dining Room into the Dining Kitchen.

Dining Kitchen 19'10" x 10'0" (6.07 x 3.06)



Having an extensive range of grained shaker style fitted units, work surfaces, one and a half sink and drainer with mixer tap, stainless steel Stoves dual fuel range cooker with Stoves stainless steel extractor hood, integrated dishwasher and fridge/freezer. Recessed down lighters to ceiling and concealed lighting under wall units. There is also a useful bank of cupboards ideal for storage and tiled effect laminate flooring. Ample area for table and chairs. Windows to the rear and side elevations.

Utility Lobby 8'11" x 5'5" (2.73m x 1.67m)



UPVC double glazed windows and uPVC door to the garden, space and plumbing for a washing machine and space for tumble dryer tiled effect wood laminate flooring, access to the Cloakroom/wc

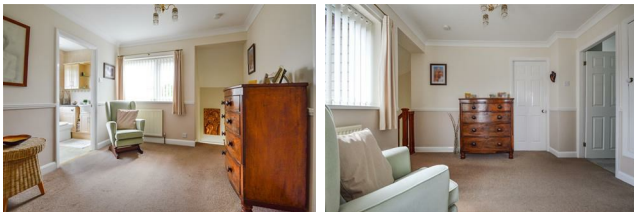
Cloakroom / W.C.



Having a two piece suite comprising; low level w.c suite and a wash hand basin. There is a uPVC double glazed window to the side elevation.

First Floor Accommodation

Landing



Spacious landing reception which has a uPVC double glazed window to the side elevation and access to built in cupboard. This area could easily be used as a study area as it is spacious with a good generation of light.

Principle Bedroom 15'10" x 9'8" (4.84 x 2.95)



Having a fitted double wardrobes, a central heating radiator, two pendant light fittings to the ceiling and a uPVC double glazed window to the front elevation.

Bedroom Two 11'6" x 9'11" (3.51 x 3.03)



There is a uPVC double glazed window to the

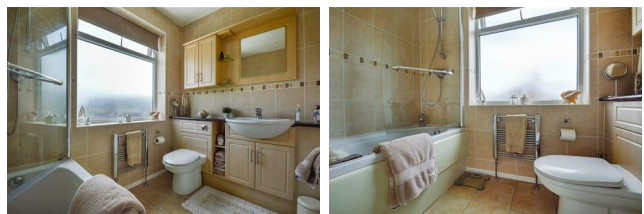
front elevation, a central heating radiator, a pendant light fitting to the ceiling and a door leading to a walk-in wardrobe, itself having a pendant light fitting to the ceiling.

Bedroom Three 9'8" x 8'7" (2.95 x 2.62)



Having a built-in double wardrobe, a central heating radiator, a pendant light fitting to the ceiling and a uPVC double glazed window to the rear elevation.

Bathroom



Having a three piece suite comprising; a panelled bath with power shower over and fitted side shower screen, a vanity sink unit and a low level w.c suite. The walls to this bathroom are fully tiled and there is a tiled effect finish to the floor. There is a heated towel radiator, a uPVC double glazed window to the rear elevation and a recessed spotlight fittings to the ceiling.

External



To the front of the property there are two lawned gardens with an array of shrubbery and plants which extends to both sides of an approach driveway, providing ample off street parking. To the rear of the property there is an attractive low maintenance garden which is mainly laid to lawn with shrubbery borders, bounded by fencing and hedging.

Double Garage

Accessed via an automated up-and-over door.

Having an electricity supply and a sink unit with cold running water supply.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

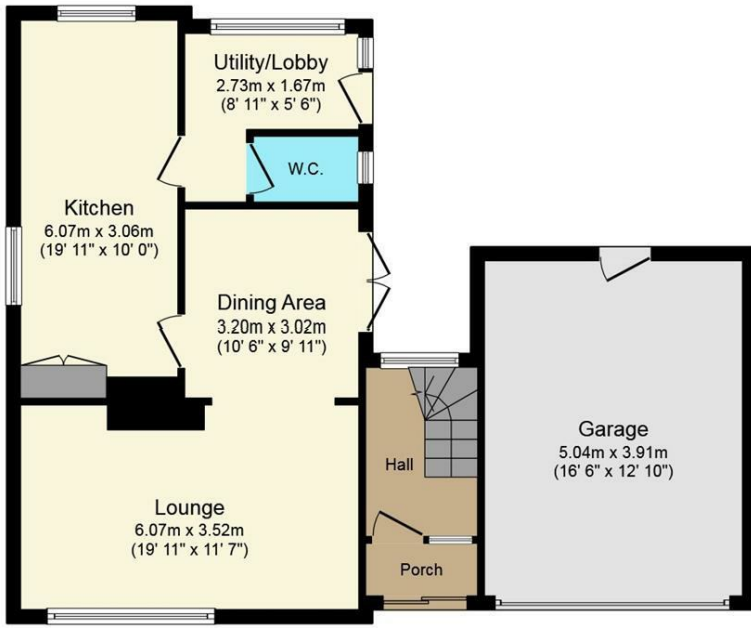
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Whitakers Estate Agent Declaration

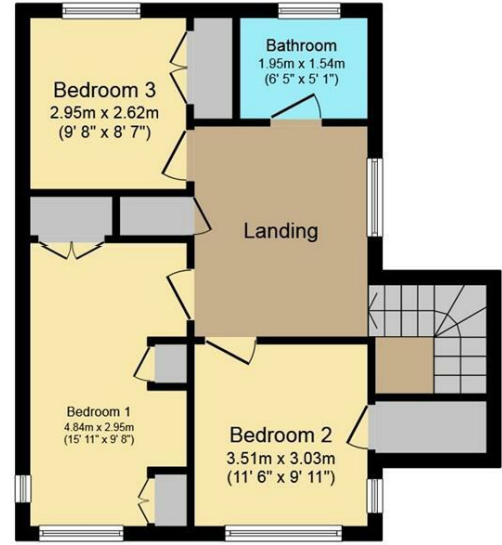
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Floor Plan



Ground Floor

Floor area 71.3 sq.m. (768 sq.ft.) approx



First Floor

Floor area 43.9 sq.m. (473 sq.ft.) approx

Total floor area 115.3 sq.m. (1,241 sq.ft.) approx

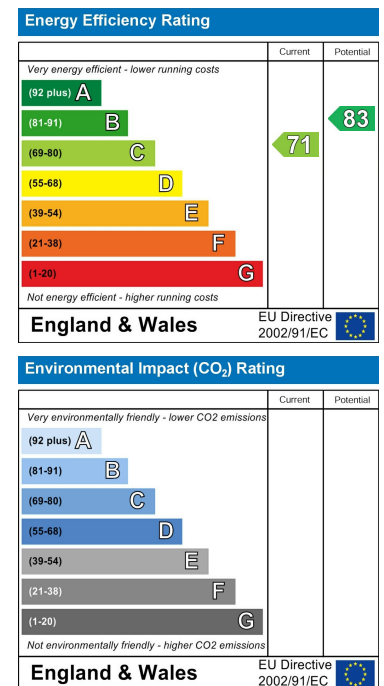
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Area Map



Energy Efficiency Graph



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