

# Whitakers

Estate Agents



## 31 Glenfield Drive, Kirk Ella, HU10 7UL

**£420,000**

This modern executive style detached family home is situated in a sought after residential location in Kirk Ella, well placed to access great local schools and benefits from easy access to a wide range of local amenities, making this a popular choice for families.

The well presented accommodation briefly comprises - to the ground floor - entrance, dining room, 23' lounge, fitted kitchen / diner, utility room, conservatory and useful ground floor W.C.

The first floor boasts light and airy landing, four good bedrooms (master fitted and en suite) (bed 2 with built in storage) along with the well presented family bathroom.

Externally to the front is a well tended garden mainly laid to lawn with ample off-street parking, the southernly facing rear garden is enclosed to the boundary, again mainly laid to lawn with a paved patio seating area and access to the large double garage with useful workshop / office for those who work from home.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



UPVC double glazed door, two UPVC double glazed windows, central heating radiator and laminate flooring. Leading to:

#### W.C.

UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and fitted with a low flush W.C.

#### Lounge 23'4" x 13'6" (7.13 x 4.14)



UPVC double glazed window, UPVC double glazed French doors to the conservatory, central heating radiator, gas fire with marbled inset and carpeted flooring.

#### Kitchen / Diner 14'6" x 11'7" (4.44 x 3.55)



UPVC double glazed window, two central heating radiators, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, breakfast bar, sink with mixer tap and fitted with a host of integrated appliances including oven with hob and hood above, fridge and dishwasher.

#### Utility Room



UPVC double glazed door, laminate flooring and fitted with floor and eye level units with worktops above and plumbed for an automatic washing machine.

#### Dining Room 11'3" x 8'1" (3.45 x 2.48)



UPVC double glazed window, central heating radiator and laminate flooring.

Conservatory 12'7" x 8'5" (3.86 x 2.59)



UPVC double glazed throughout with French doors leading to the rear external, central heating radiator and laminate flooring.

First Floor

Landing

With access to the loft hatch, UPVC double glazed window, built in storage cupboard and carpeted flooring.

Master Bedroom 11'5" x 13'6" (3.48 x 4.14 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Master Bedroom En Suite Shower Room



UPVC double glazed window, central heating

radiator, partly tiled to splashback areas with carpeted flooring and fitted with a four piece suite comprising walk in enclosure with mixer shower, pedestal sink with mixer tap, bidet and low flush W.C.

Bedroom Two 11'6" x 10'5" (3.53 x 3.20 )



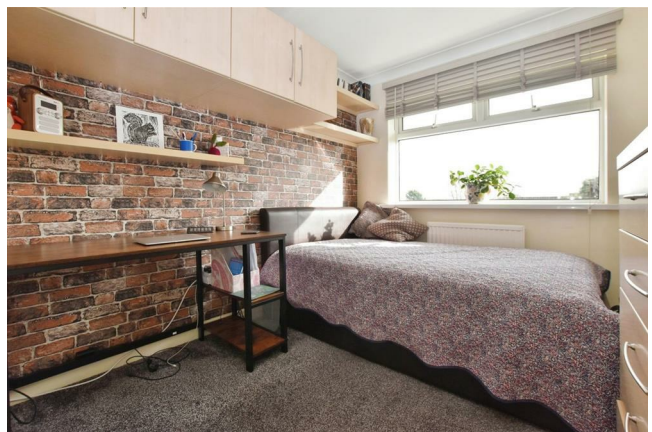
UPVC double glazed window, central heating radiator, built in wardrobe and carpeted flooring.

Bedroom Three 11'5" x 8'1" (3.48 x 2.48)



UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Four 9'3" x 8'3" (2.84 x 2.54)



UPVC double glazed window, central heating radiator, overhead storage and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with carpeted flooring and fitted with a four piece suite comprising panelled bath with mixer tap, walk in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

## External



Externally to the front is a well tended garden mainly laid to lawn together with block paved drive providing ample off-street parking., The private southerly facing rear garden is enclosed to the boundary, again mainly laid to lawn with a paved patio seating area and access to the large double garage with useful workshop / office for those who work from home.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council tax band - F

Local authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal -EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## 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.

## Free Market Appraisals / Valuations

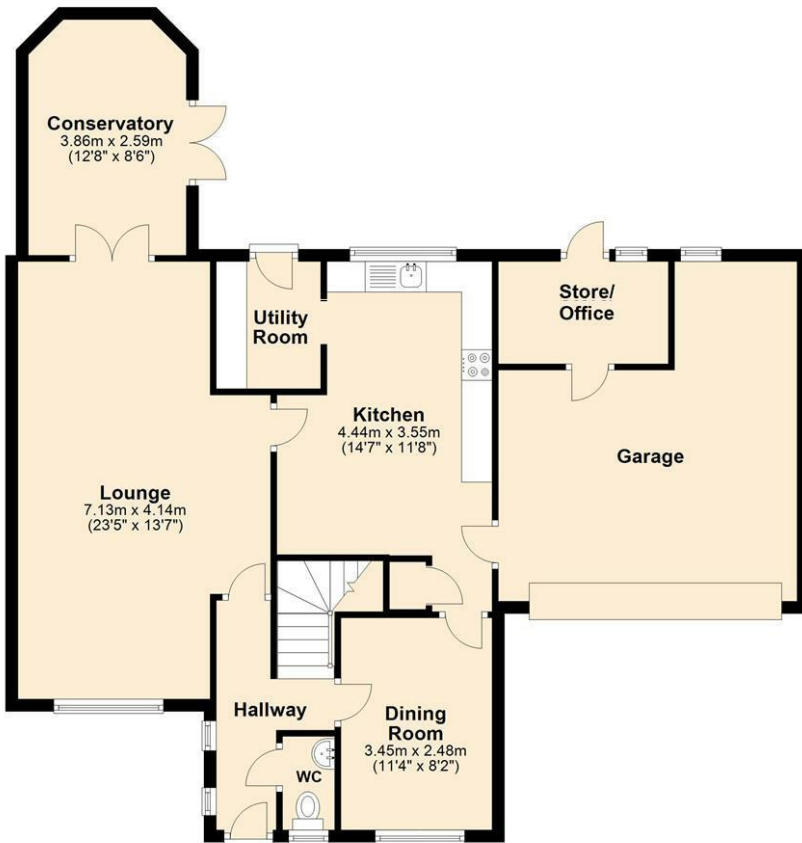
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

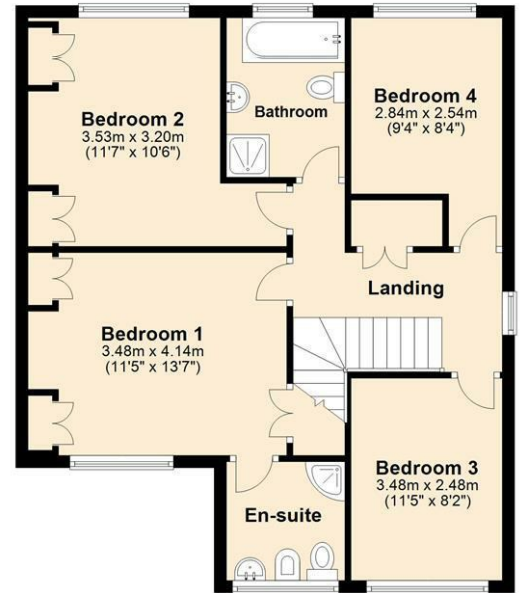
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# Floor Plan

## Ground Floor

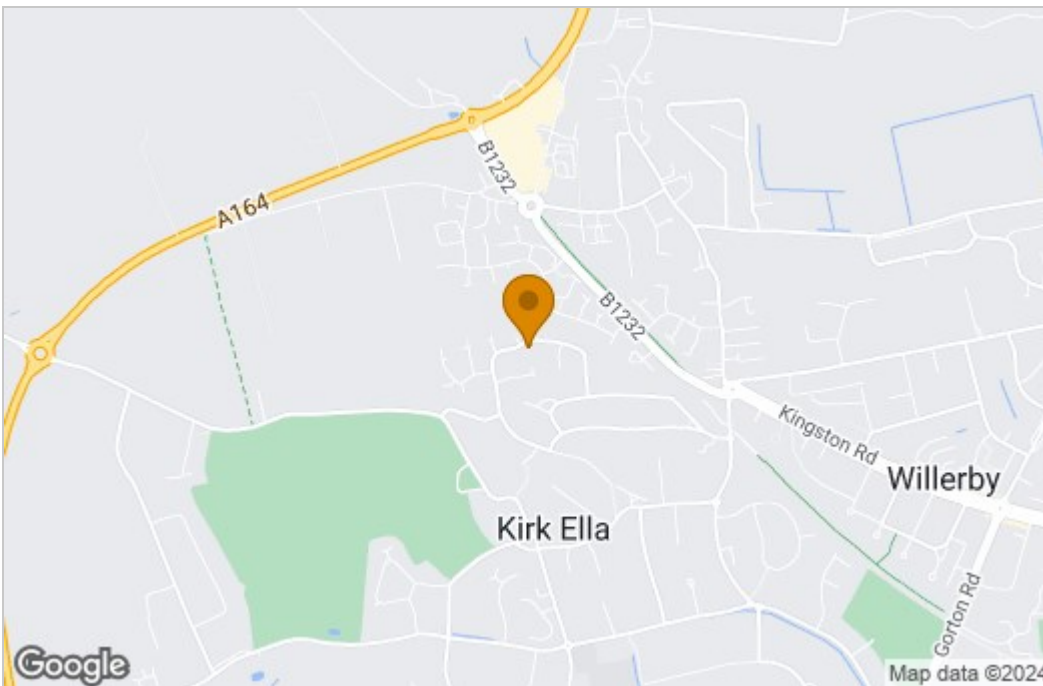


## First Floor

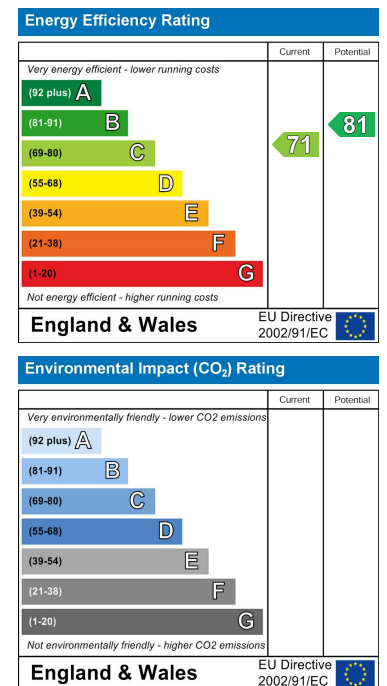


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.