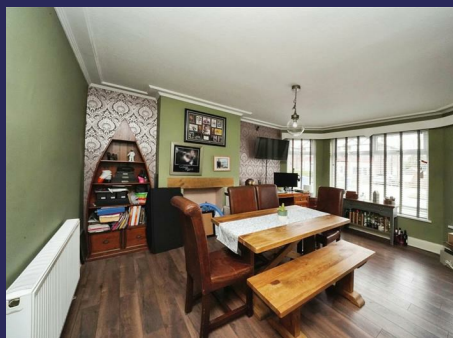


Whitakers

Estate Agents



35 Elms Drive, Hull, HU10 7QH

£360,000

This handsome 1930's semi-detached property stands proudly on Elms Drive in the sought after Village location of Kirk Ella.

The spacious accommodation briefly comprises: entrance hall, dining room, lounge, utility room, separate W.C. and fitted kitchen to the ground floor with three double size bedrooms and two bathrooms to the first floor.

There is off street parking provision for several vehicles, a detached garage with adjoining W.C. and an enclosed Westerly facing rear garden with a purpose built Summer House with adjoining covered outdoor barbeque area.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended.

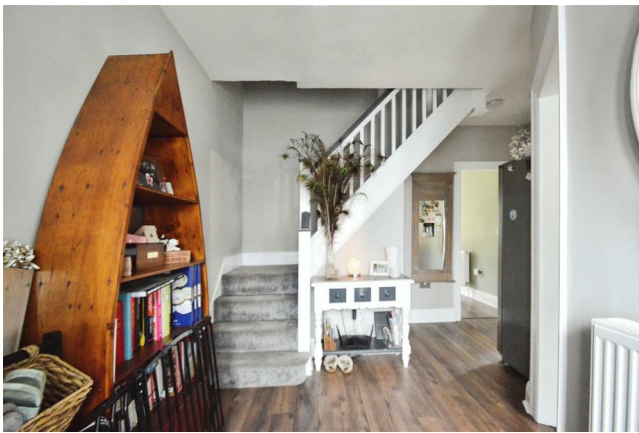
The Accommodation Comprises

Front External



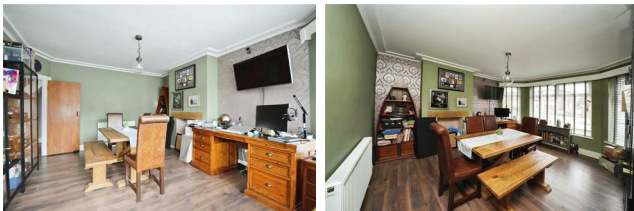
Ground Floor Accommodation

Entrance Hall



An external composite entrance door with two partly frosted double glazed panel inserts and matching side-lights leads into the entrance hall. Having a central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation, beneath which there is a built-in understairs storage cupboard.

Dining Room 16'5" x 13'6" (5.02m x 4.12m)



Having a flush fitting wooden mantle piece with recess area to the chimney breast, a central heating radiator, a Upvc double glazed bay window to the front elevation, corncicing to the ceiling and a wood effect laminate finish to the floor.

Lounge 18'9" x 12'2" (5.74m x 3.72m)



The focal point of the room being the feature fireplace with wooden mantle piece an exposed brick recess area to the chimney breast, with an inset multi-fuel burning stove situated on a stone flagged hearth. There are two central heating radiators, a wood effect laminate finish to the floor and Upvc double glazed 'French' doors with matching Upvc double glazed side-lights to the rear elevation leading onto the gardens.

Utility Room 8'9" x 7'4" (2.68m x 2.26m)



Having fitted wall mounted units in a high gloss finish in black, a fitted wood effect worksurface beneath which there is plumbing for an automatic washing machine. There is a central heating radiator, a wood effect laminate finish to the floor and a Upvc double glazed window to the side elevation together with a Upvc stable style entrance door with an obscured double glazed panel insert and matching top-light.

Cloakroom / W.C.

Being fitted with a two piece suite in white comprising; corner wash hand basin with mixer tap, a fitted cabinet beneath and a tiled splashback finish to the walls and a low level W.C. suite with button push flush. There is a feature chrome effect vertical ladder style radiator and a wood effect laminate finish to the floor.

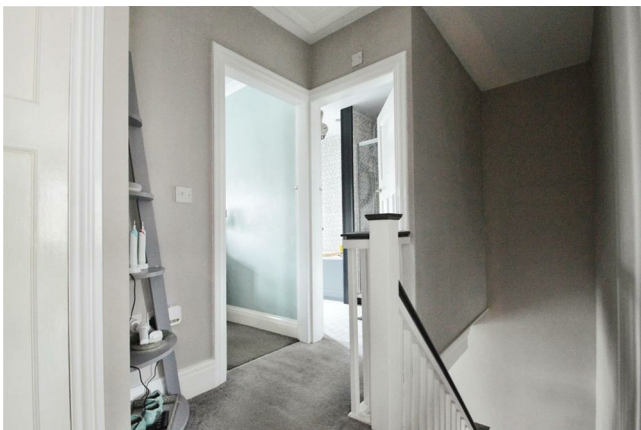
Kitchen 11'9" x 7'2" (3.60m x 2.20m)



Being fitted with a range of units in a grey finish with steel effect fittings comprising: wall mounted eye-level units, glazed display cabinets, drawers and base units with a complementary fitted wood effect worksurface over which extends to create a splashback finish to the walls and incorporates a composite sink and drainer unit with mixer tap. There is an integrated 'Hotpoint' electric oven, a 'CDA' four ring gas hob with a stainless steel splashback finish to the wall and a 'Faber' feature canopy extractor hood above, together with an integrated 'Bosch' microwave, integrated dishwasher and an integrated larder style fridge freezer. Having a Upvc double glazed window to the rear elevation, two Upvc double glazed windows to the side elevation and a wood effect vinyl finish to the floor.

First Floor Accommodation

Landing



Having a built-in airing cupboard which houses the 'Ideal' boiler and a loft hatch access to the ceiling.

Bedroom One 16'7" x 13'8" (maximum) (5.08m x 4.18m (maximum))



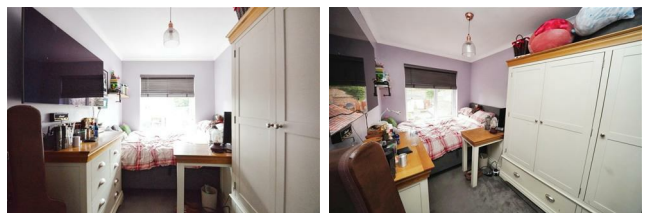
Having a central heating radiator, a Upvc double glazed bay window to the front elevation and coving to the ceiling.

Bedroom Two 12'0" x 12'1" (to back of wardrobes) (3.67m x 3.70m (to back of wardrobes))



Having fitted wardrobes with mirror fronted sliding doors, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 12'2" x 7'5" (3.73m x 2.27m)



Having a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bathroom One



Being fitted with a four piece suite comprising: panelled bath with mixer tap incorporating a hand held shower attachment, twin vanity wash basins with mixer taps and fitted cabinets below together with a separate double size shower enclosure with a mains shower with a hand-held shower attachment and a further rain-head shower attachment. There is a feature heated towel radiator, an obscured double glazed Upvc oriel window to the front elevation, a wall mounted extractor fan unit, a partially tiled finish to the walls, a ceramic tiled finish to the floor and recessed spotlighting to the ceiling.

Bathroom Two



Being fitted with a three piece suite in white comprising: panelled double ended bath with central mixer tap and a mains shower incorporating a hand-held shower attachment and a further rain-head shower attachment, a vanity wash basin with mixer tap and fitted cabinets beneath and a low level W.C. suite with button push flush. There is a wood effect vinyl finish to the floor, a partially tiled finish to the walls and recessed spotlighting and an extractor fan unit to the ceiling.

External



The front garden is set to brick block paving which facilitates off street parking provision for several vehicles and extends to the side of the property leading to the detached garage.

To the rear of the property there is an enclosed Westerly facing garden with areas laid to lawn, decorative aggregates, and paving stones. The garden is bounded by timber fencing and brick walling. Within the garden is a timber built Summer House with adjoining covered outdoor barbeque area having both power and lighting, internet connection and separate consumer unit.

Garage

Detached garage with an electronically operated access door and having access to power.

Adjoining W.C.

There is a separate W.C. adjoining the detached garage.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Council Tax Band

Local Authority - East Riding of Yorkshire

Council Tax Band 'D'.

Tenure

The Tenure of this property is Freehold.

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

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

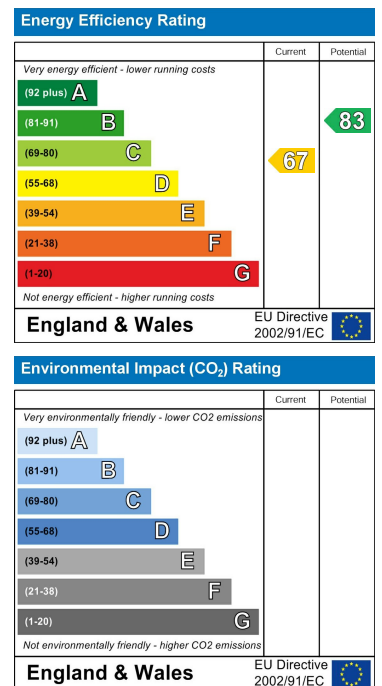


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.