

# Whitakers

Estate Agents



## 43 St Julians Wells, Kirk Ella, HU10 7AF

**£315,000**

This well-presented true bungalow occupies an envied and generously sized plot in a sought-after private cul-de-sac off St Julians Wells in Kirk Ella, enjoying an abundance of local amenities and leisure facilities including immediate access to the King George Playing fields.

The accommodation briefly comprises entrance hall and dining room incorporating serving hatch looking into the fitted kitchen with high gloss units. The inner lobby leads to three good bedrooms and a shower room furnished with a three-piece suite.

Externally there is a low maintenance garden to the front elevation which accommodates ample off-street parking with boundary hedging and wrought iron gates. Two double wooden gates open to provide access to the entrance door and lead to the garden room which was originally the garage and can easily be reverted, if required. The enclosed rear garden is low maintenance in design being laid to lawn with faux grass, having a raised seating area and surrounded by mature trees providing privacy and an attractive green framework of nature. The residence also benefits from access to a further garden room with access to lighting / power.

Taken together, the accommodation on offer is ideal for those seeking to make the transition from a multi-storey property to a home that is lived solely on the ground level without compromising on living space available but would also be of interest to the growing family seeking to reside within the catchment of prestigious schooling and require easy access to the A164.

An internal inspection is recommended to truly appreciate the accommodation on offer.

## The Accommodation Comprises

### Entrance Hall

UPVC double glazed entrance door, leading to -

Lounge 10'10" x 9'8" (3.32m x 2.96m )



UPVC double glazed doors leading out to the gardens, central heating radiator.

Dining Room 11'10" x 7'3" (3.61m x 2.23m )



UPVC double glazed window, central heating radiator

Kitchen 9'10" x 7'8" (3.00m x 2.34m )



Double opening UPVC double glazed window. The kitchen boasts a good range of high gloss units with grey work-surfaces finished with tiled splash backs, single bowl sink unit, wine chiller,

split level oven and hob with high spec cylinder shaped extractor hood, unit containing the gas central heating boiler.

Bedroom Two / Study 10'6" x 10'5" (3.20m x 3.18m )



UPVC double glazed box bay window, central heating radiator.

### Inner Hall

Built-in storage cupboard, access to the roof void.

Bedroom One 10'11" x 9'3" (3.35m x 2.83m)



Two UPVC double glazed windows, central heating radiator, open wardrobes.

### Bedroom Three 9'9" x 8'8" (2.98m x 2.66m )



UPVC double glazed window, central heating radiator.

### Shower Room



UPVC double glazed window, towel rail/central heating radiator. Containing a three-piece suite comprising large shower cubicle, generous vanity basin and low-level WC, finished with tiled flooring and matching splash-backs.

### Gardens



Externally there is a low maintenance garden to the front elevation which accommodates ample off-street parking with boundary hedging and wrought iron gates. Two double wooden gates open to provide access to the entrance door and

lead to the garden room which was originally the garage and can easily be reverted, if required. The enclosed rear garden is low maintenance in design being laid to lawn with faux grass, having a raised seating area and surrounded by mature trees providing privacy and an attractive green framework of nature. The residence also benefits from access to a further garden room with access to lighting / power.

### Garden Room



Converted from the Garage which could easily be re-instated to its original use, of required. UPVC doors, power and lighting installed.

### Outside Room / Den



UPVC double glazed with connection to lighting and power.

### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK187043900

Council Tax band - D

### EPC Rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Standard 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.

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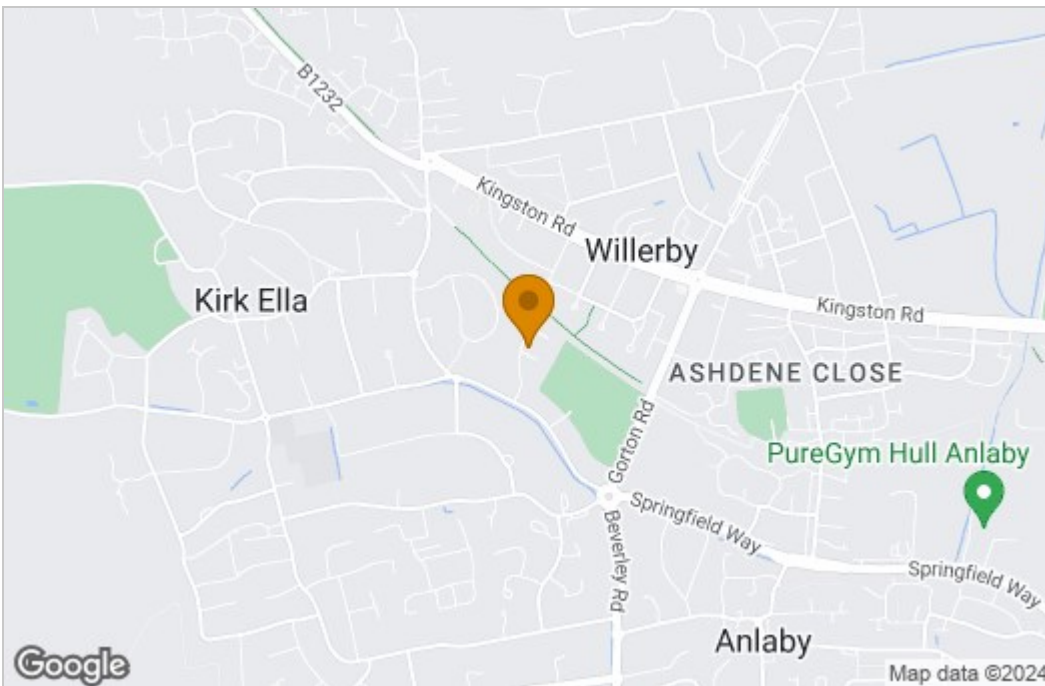
# Floor Plan

## Ground Floor

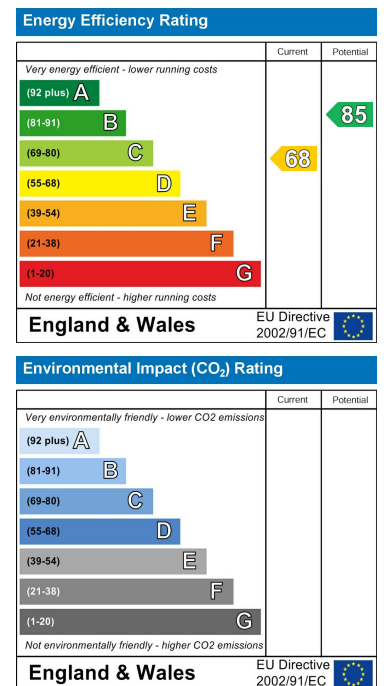


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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