

Whitakers

Estate Agents



38 Mill Lane, Kirk Ella, HU10 7JE

£240,000

Introducing this semi-detached true bungalow which is offered to the market with NO ONWARD CHAIN and established on Mill Lane - one of Kirk Ella's most sought after locations.

The internal layout briefly comprises : entrance hall, lounge, two bedrooms - the master fitted, kitchen, rear porch and wet room.

Externally to the front aspect there is a gravelled garden with decorative planting and boundary walling and fencing.

A side drive which accommodates off-street parking leads to the detached garage and gate that allows access to the rear of the property which is primarily block paved with gravelled and slate chipping sections.

Taken together, the accommodation on offer is deal for those seeking to make the transition from a multi-storey property to a home that is lived primarily on the ground level.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled garden with decorative planting and boundary walling and fencing. A side drive which accommodates off-street parking leads to the detached garage and gate that allows access to the back of the property.

Ground floor

Entrance hall

With access to the loft hatch, UPVC double glazed entrance door, central heating radiator, built-in storage cupboard and carpeted flooring. Leading to :

Lounge 13'2" x 11'10" (4.02 x 3.63)



UPVC double glazed bow window, two UPVC double glazed windows, central heating radiator, fireplace with marbled hearth and carpeted flooring.

Bedroom one 12'11" x 10'9" (3.95 x 3.28)



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

Bedroom two 11'0" x 10'9" (3.36 x 3.30)



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

Kitchen 14'8" x 10'7" (4.49 x 3.25)



UPVC double glazed rear door with side window, UPVC double glazed window, central heating radiator, built-in storage cupboard, carpeted flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher and an integrated double oven and hob with extractor hood above. The kitchen leads to a rear porch with electrics for freezer and tumble dryer.

Wet room



UPVC double glazed window, central heating radiator, built-in storage cupboard, tiled with splashback panelling and Lino flooring and furnished with a wall mounted electric power shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is low maintenance in design being primarily block paved with gravelled and slate chipping sections. The residence also benefits from having a wooden storage shed and an outside tap and a remote controlled awning.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK244038000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

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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.

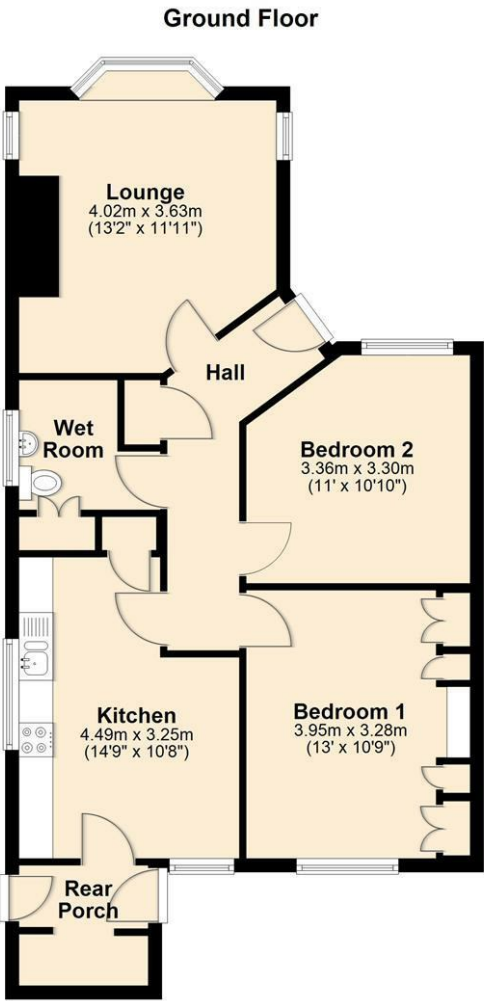
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Whitakers Estate Agent Declaration

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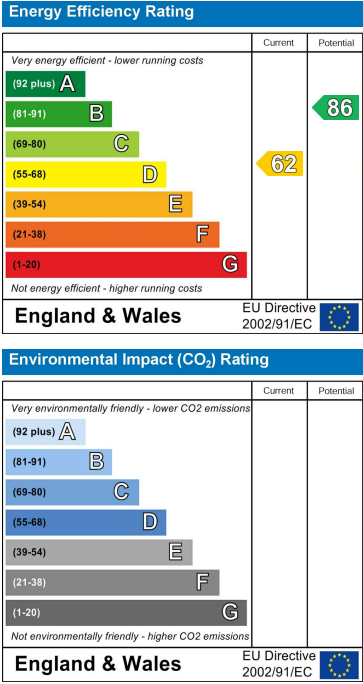
Floor Plan



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.