

Whitakers

Estate Agents



60 Valley Drive, Kirk Ella, HU10 7PW

£195,000

**** NO ONWARD CHAIN ****

Introducing this semi-detached true bungalow which is established on a sought after residential location in Kirk Ella that backs onto a wooded area and offers a high degree of privacy.

The main features include - entrance lobby, spacious lounge, fitted kitchen, and inner lobby leading to the master bedroom, second bedroom / dining room with conservatory off, and bathroom.

Externally to the front aspect there is a lawned garden with stocked borders and fencing to the surround. A side drive which accommodates off-street parking leads to the detached garage and the back of the property.

The enclosed rear garden is laid to lawn with well stocked borders and raised decorative planting areas.

The accommodation comprises

Front external



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Hall

UPVC double glazed door with side windows, central heating radiator, fitted cupboard, and tiled flooring. Leading to :

Lounge 14'11" x 12'2" (4.57 x 3.71)



UPVC double glazed window, central heating radiator, fireplace with tiled inset / hearth and decorative wooden surround, and tiled flooring.

Kitchen 10'8" x 7'0" (3.27 x 2.15)



UPVC double glazed door, UPVC double glazed window, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated fridge-freezer, and oven with hob and extractor hood above.

Inner lobby

With access to the loft hatch, built-in cupboard, and tiled flooring. Leading to :

Bedroom one 15'2" x 8'11" (4.63 x 2.74)



UPVC double glazed window, central heating radiator, built-in wardrobe and cupboard, and tiled flooring.

Bedroom two / dining room 8'10" x 10'4" (2.70 x 3.15)



UPVC double glazed patio door, central heating radiator, and tiled flooring.

Conservatory 7'3" x 9'8" (2.22 x 2.97)



UPVC double glazed throughout with patio doors to the rear garden, and tiled flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising 'P' shaped bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is laid to lawn with well stocked borders and raised decorative planting areas.

Garage



Detached garage with up-and-over door, and side personal door.

Land boundary

Agents Disclaimer

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. *****

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -
KIK348060000
Council Tax band - B

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 10 Mbps / Ultrafast 10000
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.

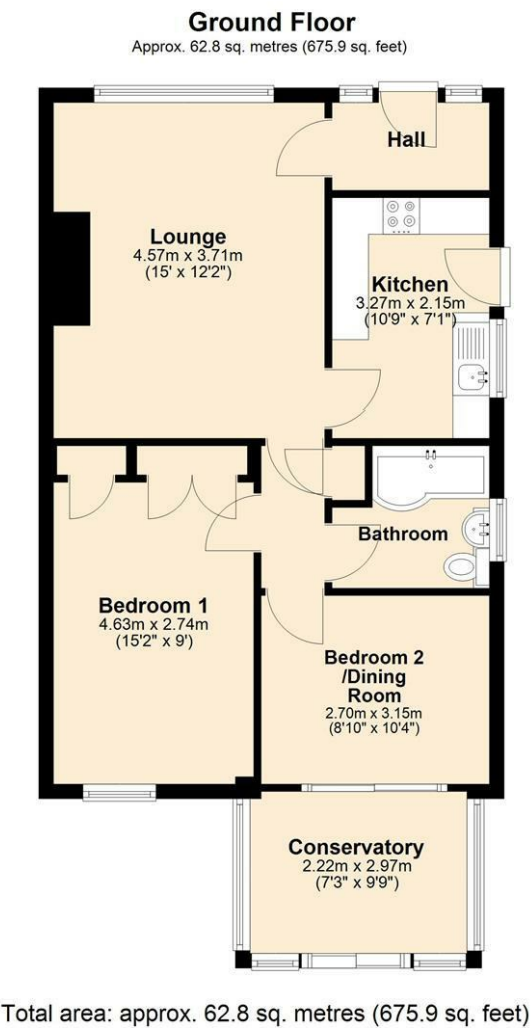
Free Market Appraisals / Valuations

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

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.

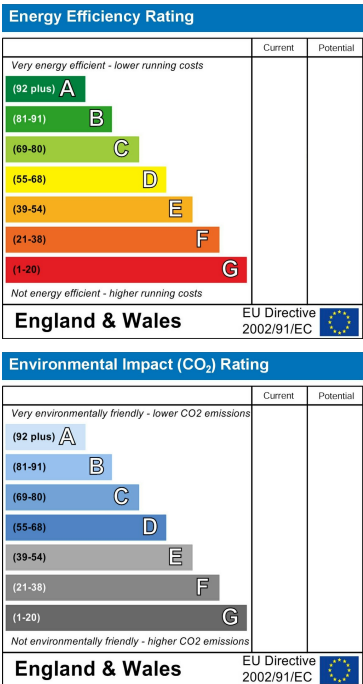
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.