

Whitakers

Estate Agents



12 Valley Drive, Kirk Ella, HU10 7PG

£320,000

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom semi-detached family home. The property is comfortably nestled within the Kirk Ella village and capitalises on falling within the catchment of prestigious schools and close proximity to an abundance of local amenities and leisure facilities, also providing multiple trade routes to the Hull City centre and surrounding villages.

Briefly comprising large entrance hall with storage cupboard, lounge with bay window to the front aspect, spacious dining room and contemporary fitted kitchen to the ground floor. The first floor boasts two double bedrooms - both with fitted wardrobes, a further good bedroom and a bathroom furnished with a four piece suite.

Externally there is a partly lawned garden to the front with a side drive leading to the car port and brick built garage that is accessed via an up and over door / side door. A gate in the wooden fencing that encompasses the rear of the property opens to an impressive and generously sized westernly facing garden which is mainly laid to lawn with well stocked borders, patio seating areas and pergola. The residence also benefits from having a large shed / workshop, a further tool store and also a potting shed.

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

The Accommodation Comprises

Ground Floor

Entrance Hall



Front entrance door, leaded and stained glass side window, central heating radiator, under stairs storage cupboard, staircase to landing off and a further storage cupboard, coved ceiling and parquet flooring.

Lounge 14'4" x 13'6" maximum (4.38m x 4.12m maximum)



Upvc double glazed bay window, central heating radiator, Adam style fire surround with a marbled back and hearth and a living flame gas fire, coved ceiling and dado rail.

Dining Room 16'0" x 12'1" maximum (4.90m x 3.70m maximum)



Upvc double glazed French windows, central heating radiator, Adam style fire surround with a marbled back and hearth and living flame gas fire, coved ceiling and dado rail.

Kitchen 12'10" x 9'0" maximum (3.93m x 2.76m maximum)



Upvc double glazed entrance door and window, central heating radiator, a range of base wall and drawer units, fitted work surfaces and upstands, single drainer sink unit, split level oven and hob, refrigerator, washing machine and slimline dish washer, coved ceiling and dado rail.

First Floor

Landing

Featuring a period stained glass window, coved ceiling and access to the roof void.

Bedroom One 15'1" x 12'5" maximum (4.60m x 3.81m maximum)



Upvc double glazed bay window, central heating radiator, fitted with a full range of wardrobes and storage cupboards, coved ceiling.

Bedroom Two 11'5" x 12'2" maximum (3.50m x 3.73m maximum)



Upvc double glazed window, central heating radiator, a range of fitted wardrobes, coved ceiling and dado rail.

Bedroom Three 8'2" x 7'6" (2.50m x 2.30m)



Upvc double glazed cantilever bay window, enclosed central heating radiator, coved ceiling and dado rail.

Bathroom



Upvc double glazed window, towel rail central heating radiator, fully tiled and fitted with a fitted with a four piece suite comprising; panelled bath mixer a mixer hand held sower attachment, independent shower cubicle, vanity wash basin and a low flush WC, storage cupboard housing the gas central heating boiler, tiled flooring.

External



Externally there is a partly lawned garden to the front with a side drive leading to the car port and brick built garage that is accessed via an up and over door / side door. A gate in the wooden fencing that encompasses the rear of the property opens to an impressive and generously sized westernly facing garden which is mainly laid to lawn with well stocked borders, patio seating areas and pagoda. The residence also benefits from having a large shed / workshop, a further tool store and also a potting shed.

Tenure

The property is held under Freehold tenuresip.

Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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

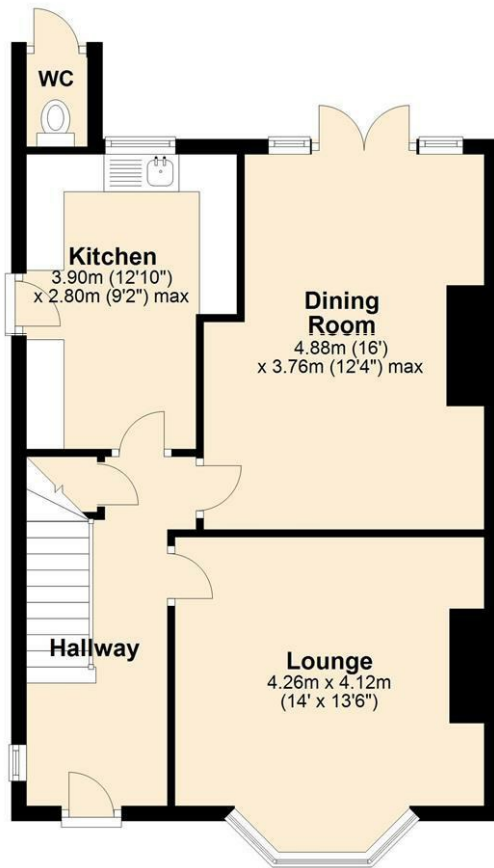
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

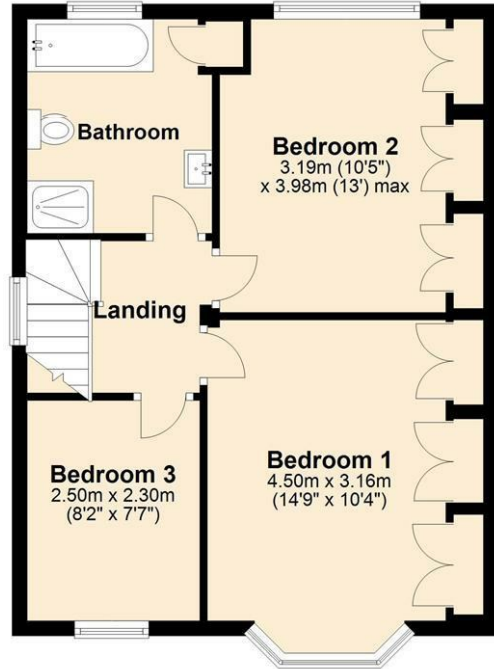
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Floor Plan

Ground Floor



First Floor

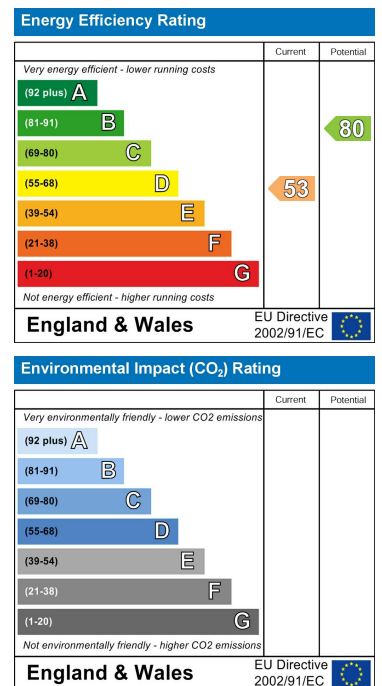


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.