



**3 Hellyer Rise, Kirk Ella HU10 7GJ**  
**£399,995**

- Stunning detached modern house
- Well-presented throughout
- In excess of 1,400 square feet
- Contemporary living dining kitchen
- Utility and WC
- Four good size bedrooms (three fitted)
- Two bathrooms and WC
- Well tended gardens
- Driveway and garage
- Council tax band E. EPC rating B.

Built by Beal Homes to exacting specifications, this superb detached family home is now presented to the market. With uPVC double glazing and gas central heating the accommodation enjoys welcoming hallway, lounge with fitted furniture features to the recess, contemporary living dining kitchen with a host of built-in appliances and bifold doors opening in to the garden, utility room and WC. To the first floor there are four bedrooms and two bathrooms. The garden creates great outdoor space. To the front of the property is a driveway for several vehicles and an integral garage.

With over 1,400 square feet of stylish accommodation and a host of extras that the current owners have incorporated, this beautiful home awaits its new owners. With a cul-de-sac location this offers so much beautiful space for family living.

#### LOCATION

Hellyer Rise is located off West Hill Road. On entering the development turn right, then left onto Hellyer Close and the property is on the left hand side. Kirk Ella is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation with storage cupboard under, along with attractive wood laminate flooring. Personal door leads in to the garage.

##### LOUNGE

13'6 max x 10'7 (4.11m max x 3.23m)  
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace with oak beam and TV aerial point. To either side of the chimney breast are bespoke handcrafted units with shelving above.

##### LIVING DINING KITCHEN

21'6 x 9'3 (6.55m x 2.82m)  
An extensive range of gloss feature light grey with anthracite inserts soft close base and wall units with large storage drawers. Stainless steel single electric fan oven with induction hob and suspended extractor. Integrated fridge freezer and dishwasher. 1 1/4 bowl sink unit with drainer and mixer tap. uPVC double glazed window to the rear elevation and uPVC double glazed bifold doors opening out into the rear garden. Attractive wood laminate flooring flows throughout this area.

##### UTILITY ROOM

Matching units to those in the kitchen, space and plumbing for washing machine, space for tumble dryer, gas central heating boiler and door to garden.

##### DOWNSTAIRS WC

uPVC double glazed window to the rear elevation, two piece modern Villeroy & Boch suite in white enjoys low level WC and pedestal wash basin.

##### FIRST FLOOR LANDING

Access to loft and linen cupboard.

##### BEDROOM 1

14'7 x 10' (4.45m x 3.05m)  
uPVC double glazed windows to the front elevation. Fitted modern bedroom furniture to the dressing area, providing hanging and storage facilities.

##### EN-SUITE

Three piece modern Villeroy & Boch suite which has been upgraded to include tiled walls with integral non-steam touch screen mirror, independent shower cubicle, low level WC and wash basin. Towel radiator and extractor. uPVC double glazed window to the side elevation.

##### BEDROOM 2

11'6 x 10'6 (3.51m x 3.20m)  
uPVC double glazed window to the front elevation. Modern sliderobes provide hanging and storage facilities.

##### BEDROOM 3

11'6 max x 10'6 max (3.51m max x 3.20m max)  
uPVC double glazed window to the rear elevation, modern sliderobes provide hanging and storage facilities.

##### BEDROOM 4

11' x 11'3 max (3.35m x 3.43m max)  
Being of an L-shape with uPVC double glazed window to the rear elevation.

##### FAMILY BATHROOM

Stunning upgraded Villeroy & Boch three piece suite in white enjoys low level WC, pedestal wash basin and panelled bath with thermostat shower over. Integral non-steam touch screen vanity mirror, towel radiator and extractor. uPVC double glazed window to the rear elevation.

##### EXTERNAL

To the front of the property there is a planted open-plan garden. A private driveway provides off-street parking for several vehicles and leads to the integral garage.

Gated entry leads into the rear garden which is beautifully designed with timber fencing, patio, lawned garden and stocked borders.

##### INTEGRAL GARAGE

19'8 x 10'2 (5.99m x 3.10m)  
Up & over door, power and light, personnel door into the hallway.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

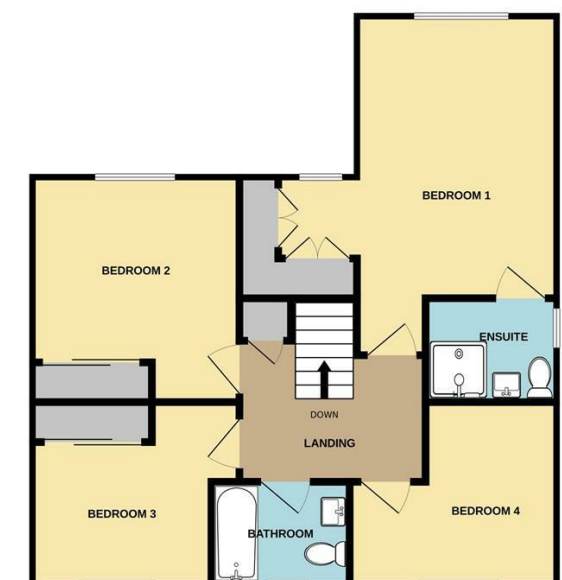
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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