



**3 Hogg Lane, Kirk Ella HU10 7NU**  
**Offers Over £395,000**

- Located in the heart of the village
- In Excess of 1400.00 sq ft
- 4 Bedrooms
- Garage
- Superb living dining kitchen with built in appliances
- Two Bathrooms
- Study
- Low maintenance garden
- Viewing is an absolute must!
- Council Tax: E. EPC: C

Enjoying one of the most prime locations within the village we are delighted to present this exceptional, four bedroom house. With no onward chain, the property portrays stylish refurbished elevations throughout and provides such a unique opportunity for living in the heart of Kirk Ella.

The property boasts in excess of 1400 square feet of versatile, beautifully finished accommodation and benefits from Entrance Hallway with WC, stunning Living Dining Kitchen (with a host of built-in appliances) and utility room off, two reception rooms and to the first floor there are four Bedrooms and two bathrooms. The low maintenance westerly facing courtyard style garden provides secluded outdoor space. There is a single garage. Viewing is a must to fully appreciate this unique opportunity.

## LOCATION

Located on Hogg Lane which is tucked away off Church Lane in Kirk Ella and lies within walking distance of all the amenities and facilities, including the well-known Mark Hill Hair Studio. 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

A door with glazed inserts leads into:

### ENTRANCE HALLWAY

With return staircase to the first floor accommodation and storage cupboard.

### WC

Newly fitted two piece suite having wash basin and low level WC.

### LOUNGE

13'6 x 13'1 (4.11m x 3.99m)  
uPVC double glazed French doors opening out into the rear garden, sealed unit double glazed windows and integral flame effect fire.

### STUDY

12' max x 7'9 plus doorwell (3.66m max x 2.36m plus doorwell)  
Sealed unit double glazed oriel style window to the side. A great area for working from home.

### LIVING DINING KITCHEN

18' decreasing to 16'1 x 16' (5.49m decreasing to 4.90m x 4.88m)  
Sealed unit double glazed windows to the front and rear elevations. Stunning newly fitted bespoke shaker style base and wall units in light grey with quartz worksurfaces and central island. Double stainless steel oven and induction hob, integrated fridge freezer, wine fridge and dishwasher, 1 1/2 bowl sunken sink unit.

### UTILITY ROOM

Door into the side walkway, gas central heating boiler, space and plumbing for washing machine.

### FIRST FLOOR LANDING

Sealed unit double glazed window to the front elevation.

### BEDROOM 1

13'5 x 11'5 decreasing to 9'7 (4.09m x 3.48m decreasing to 2.92m)  
Sealed unit double glazed windows to the rear and side elevations.

### EN-SUITE

Contemporary three piece white suite has walk-in shower area, wash basin in vanity and low level WC, fully tiled walls.

### BEDROOM 2

16' x 10'6 (4.88m x 3.20m)  
Enjoying a dual aspect with sealed unit double glazed windows to both front and rear elevations.

### BEDROOM 3

11'3 x 6'4 (3.43m x 1.93m)  
Sealed unit double glazed window to the front elevation.

### BEDROOM 4

12'6 x 6' (3.81m x 1.83m)  
Sealed unit double glazed window to the rear elevation.

### BATHROOM

Contemporary three piece white suite enjoys panelled bath, wash basin set in vanity and low level WC, fully tiled.

### OUTSIDE

The property enjoys a enclosed courtyard garden with a westerly aspect offering a good degree of privacy which is accessed by a gated walkway to the side.

There is a single garage located on the far left of a block of three garages which belongs to this property.

### 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). The property is within a Conservation area,

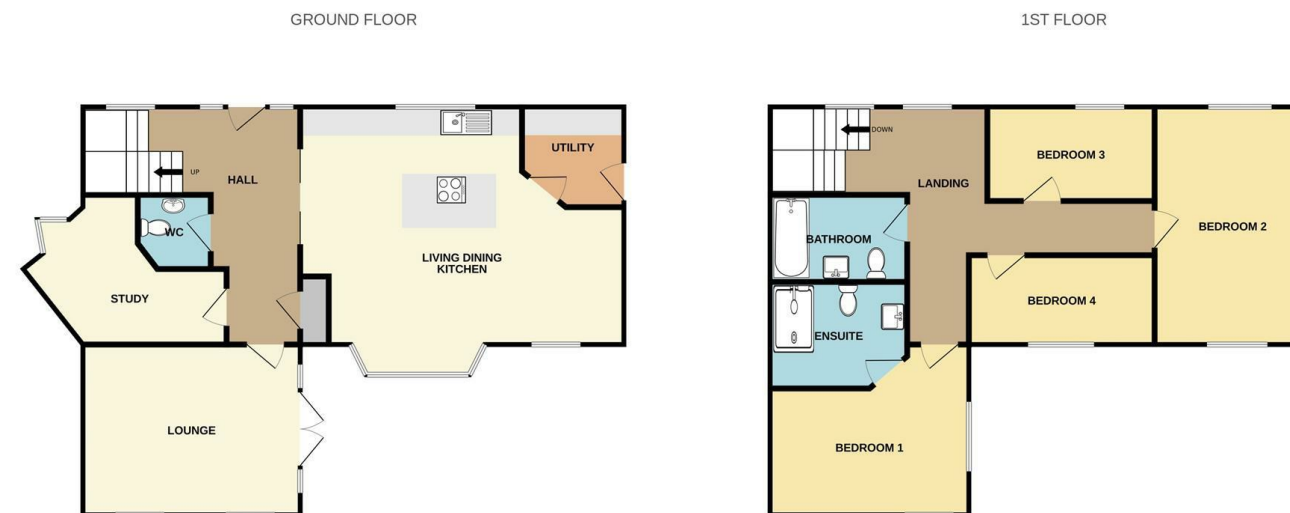
### VIEWING

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



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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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.