





The Property Specialists

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17 Kirk Rise, Kirk Ella HU10 7NG
£320,000

- No onward chain
- Beautiful extended 3 bedroomed family house
- Quiet cul-de-sac location
- Much sought after West Hull village
- Stunning open plan living/dining kitchen
- Flexibility of living space
- 3 double bedrooms - 2 generous reception rooms
- Log burning stove in cosy sitting room
- EPC: C
- Council Tax: Band C

A stunning extended family house which benefits from a fabulous L shaped open plan kitchen and day room offers great flexibility of living space. With three double bedrooms and benefitting from two well-proportioned reception rooms, the sitting room having a log burning stove, the property is in a quiet cul-de-sac location and is offered to the market with no onward chain.

With a modern kitchen and bathroom, the property is in superb move-in condition with the added bonus of a Southerly facing landscaped garden and off-street parking to the front.

LOCATION

Situated in a small and peaceful cul-de-sac on the South side of Kirk Rise, this attractive property is in an elevated position in one of the most sought after villages in West Hull. Ideally located for the local and highly regarded primary school, it is also convenient for all the amenities that this area has to offer. Kirk Rise lies off Mill Lane and is relatively close to its junction with West Ella Road.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With modern front door with three obscured glass panels and matching panels to one side. High quality LVT flooring which flows through into living/dining kitchen, wide staircase to the first floor accommodation with storage cupboard under and window to the side elevation.

WC

4'5" x 4' (1.35m x 1.22m)
With two piece sanitary suite comprising of wall hung hand wash basin and WC with high level cistern, partially tiled walls, window to the front elevation.

SITTING ROOM

13'8" x 11'11" (4.17m x 3.63m)
Well proportioned Sitting room benefiting greatly from a wood burning stove set on a slate tiled hearth, window to the front elevation.

KITCHEN & DAY ROOM

25'4" x 21'9" maximum (7.72m x 6.63m maximum)
A fabulous L shaped open plan kitchen & day room , which has been created by a lovely extension to the rear of the house with vaulted ceiling, sky lights and two sets of bifold doors which pull back onto a Southerly facing garden.

The kitchen offers a good range of wall and base storage units with a contemporary taupe gloss front and complimenting laminate style work surfaces, inset stainless steel sink and drainer, 5 ring gas hob set in a peninsula unit with a pop up modern extractor unit adjacent, double Neff ovens, integrated fridge freezer, integrated washer/dryer and integrated dishwasher composite glass panelled door to the side elevation and further window overlooking the Southerly facing garden, mounting on wall for television and contemporary wall radiator.

LANDING

Window to side elevation and access to loft for storage, shelved out airing cupboard.

FIRST FLOOR

BEDROOM 1

12'10" x 10'6" (3.91m x 3.20m)
Window to the front elevation and built in cupboard.

BEDROOM 2

11'3" x 11'11" (3.43m x 3.63m)
Window to the rear elevation, built in modern wardrobes with sliding fronts.

BEDROOM 3

9'6" x 8'11" (2.90m x 2.72m)
Built in wardrobe and window to the rear elevation.

BATHROOM

8'9" x 5'8" (2.67m x 1.73m)
With an attractive and modern three piece sanitary suite comprising wall hung hand wash basin with semi pedestal, back to the wall WC, panelled bath with thermostatic shower valve over and glass screen with partially tiled walls and chrome heated towel rail.

OUTSIDE

The property is set back from the cul-de-sac with a driveway laid under gravel and off-street parking. The front garden is laid to lawn with a flower border to the front, a gate to the side provides access to the Southerly facing rear garden.

The rear garden has been landscaped with an attractive flagged patio area adjacent to the living/dining kitchen. Steps lead up to a lawn with a further seating area to one side. Within the garden, there are two brick sheds.

SERVICES

All normal services are available.

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



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.

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