



QUICK&CLARKE

The Property Specialists

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8 Kerry Pit Way, Kirk Ella HU10 7JT
£349,500

- Detached family home.
- Beautifully presented throughout.
- In excess of 1500 sq ft.
- Three double bedrooms.
- First floor bathroom.
- Three receptions.
- Modern breakfast kitchen.
- Downstairs WC.
- Driveway, private parking and enclosed garden.
- EPC Rating D : Council tax Band D

Located in this ever popular residential area we are delighted to present to the market this superbly presented and deceptively spacious detached family home. With accommodation in excess of 1500 square feet, the property has been enhanced by the current owners to provide modern family living at its very best. Beautifully presented throughout with entrance hallway, spacious lounge/dining room, dayroom with orangery roof and French doors to garden. Modern fitted breakfast kitchen with built in appliances, rear lobby and downstairs WC, dining room which has been converted from the garage and to the first floor there are three double bedrooms and a modern bathroom with separate WC. To the front of the property there is private off street parking for several vehicles and the rear beautifully tended enclosed garden offers a good degree of privacy and great outdoor space. Simply ready to keyturn and move into, an early viewing is a definite must.

LOCATION

Kerry Pit Lane is located off Woodland drive and Easenby Avenue off Mill Lane and lies within close proximity to St Andrews primary school, Wolfreton senior school and a good range of shopping facilities at Willerby and Anlaby with local facilities close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC Door with glazed inserts and side window leads into the entrance hallway having attractive polished wood laminate flooring, open tread staircase to the first floor accommodation and double doors leading into

LOUNGE/DINING ROOM

23'11" x 13'11" dec to 11'5" (7.29m x 4.24m dec to 3.48m) uPVC double glazed picture window to the front elevation and two uPVC double glazed windows to the side elevation. Modern fire surround with granite back and hearth and incorporating a living flame gas fire, dado rail and TV aerial point. Double doors leading to

DAY ROOM

12'11" x 11'2" (3.94m x 3.40m) Being of a brick construction with solid roof but with orangery glass inserts and uPVC double glazed windows providing superb views over the rear garden. Attractive wood laminate flooring in a sheen finish.

KITCHEN

21'8" x 11'5" (6.60m x 3.48m) Two uPVC double glazed windows to the rear elevation and an extensive range of ivory shaker style base and wall units with wooden work surfaces to compliment and mosaic tile splashbacks. Stainless steel single electric oven with integral microwave, gas hob and extractor, integrated fridge freezer, integrated dishwasher. Large storage drawers and breakfast bar. Attractive solid wood flooring and porcelain Belfast sink with swan mixer tap.

REAR LOBBY AREA

uPVC door to the garden, access to

DOWNSTAIRS WC

Low level WC with integral wash hand basin within.

FIRST FLOOR ACCOMMODATION

LANDING

Access to all rooms, cupboard.

BEDROOM 1

12'6" x 11'10" to wardrobes (3.81m x 3.61m to wardrobes) uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities with overhead units and contrasting vanity unit housing a wash hand basin.

BEDROOM 2

14'1" x 10'11" (4.29m x 3.33m) uPVC double glazed window to the rear elevation.

BEDROOM 3

16'10" x 8'4" plus recess (5.13m x 2.54m plus recess) uPVC double glazed window to both the front and side elevations.

BATHROOM

uPVC double glazed window to the side elevation, modern two piece suite in white enjoys panel bath with pedestal hand wash basin and thermostat shower over bath. Fully tiled walls and towel radiator.

WC

uPVC double glazed window to the side elevation and a low level WC.

FRONT OF THE PROPERTY

Private driveway providing off street parking for several vehicles. Gated side entry leads into

REAR GARDEN

Good sized garden which has an extensive patio area leading to a raised decking seating area stepping down to a meticulously lawned garden with established plants and borders providing an all-seasons garden with various seating areas. The rear garden offers a good degree of privacy.

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).

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.

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. Made with Metropix ©2025