



**QUICK & CLARKE**  
The Property Specialists

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**115 Fairfield Avenue, Kirk Ella HU10 7UN**  
**£275,000**



- Traditional semi-detached family house
- Prime position at the head of Fairfield Avenue
- No Chain!
- Two reception rooms
- Downstairs WC
- Three good sized bedrooms
- Modern first floor shower room
- Block sett driveway & garage
- South-Westerly garden
- EPC: D

#### THE PROPERTY

Occupying such a prime plot at the head of Fairfield Avenue, we are delighted to present to the market this superb semi-detached family home. Having been owned for 50 years by the current owners this truly speaks volumes for not only the property but the area! Offered with no chain and enjoying uPVC double glazing and gas central heating, the accommodation which extends to 1,086 square feet enjoys welcoming entrance hallway with downstairs WC, two reception rooms, fitted kitchen and to the first floor the landing leads to THREE good size bedrooms and a modern shower room. There is ample parking on the block sett driveway which leads to the attached garage. The rear south westerly facing garden is of good proportions and provides a great back drop for outside family living. Viewing is a must on a property which has such a lovely feeling as soon as you walk through the door.

#### LOCATION

Fairfield Avenue is located off Redland Drive in the much sought after village of Kirk Ella. Redland Drive leads directly off Beverley Road close to Willerby Square and as such provides a convenient base for accessing the broad array of amenities on offer in this area.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts and side windows leads into the entrance hallway, having staircase with balustrade leading to the first floor accommodation. Access to the downstairs WC

##### DOWNSTAIRS WC

uPVC double glazed window to the side elevation, low level WC and wash hand basin.

##### LOUNGE

15'2" into bay decreasing to 12'5" x 13'11" (4.62m into bay decreasing to 3.78m x 4.24m)  
uPVC double glazed walk-in bay window to the front elevation enjoying splendid views down Fairfield Avenue, and TV aerial point. Doors open into the dining room. Feature tiled fireplace.

##### DINING ROOM

14'3" x 12'3" (4.34m x 3.73m)  
uPVC double glazed French doors opening out into the rear garden.

##### KITCHEN

10'4" x 8'0" (3.15m x 2.44m)  
uPVC double glazed window to the rear elevation, and uPVC door with glazed inserts leading out onto the side driveway. Fitted base and wall cupboards in a white finish with worksurfaces and splashbacks, provision for electric cooking, corner stainless steel sink unit with drainers, space and plumbing for washing machine and dishwasher, and space for fridge freezer.

##### FIRST FLOOR

##### LANDING

With access to loft and uPVC double glazed window to the side elevation. We are advised the loft is part boarded with pull down ladder.

##### BEDROOM 1

17'0" into bay x 12'3" decreasing to 10'9" (5.18m into bay x 3.73m decreasing to 3.28m)  
uPVC double glazed walk-in bay window to the front elevation, fitted wardrobes providing storage.

##### BEDROOM 2

12'9" x 12'4" (3.89m x 3.76m)  
uPVC double glazed window to the rear elevation, fitted wardrobes and matching overhead units provide hanging and storage facilities.

##### BEDROOM 3

10'3" x 6'6" (3.12m x 1.98m)  
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

##### SHOWER ROOM

8'3" x 7'10" (2.51m x 2.39m)  
uPVC double glazed windows to the rear and side elevations. Modern three piece suite in white enjoys low level WC, wash hand basin set in vanity unit and good size walk-in independent shower cubicle.

##### EXTERNAL

To the front of the property there is a walled boundary with block sett driveway providing ample off-street parking and leading to the single garage, which has electric up & over door, power and light. The front garden is gravelled for ease of maintenance.

The rear garden is of very good proportions, having been well maintained and offering a good degree of privacy. The garden boasts a south westerly aspect, and having a vast lawn area, raised patio area, and providing great outside family space. Greenhouse. There are gravelled seating areas.

##### 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 to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

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

##### FINANCIAL SERVICES

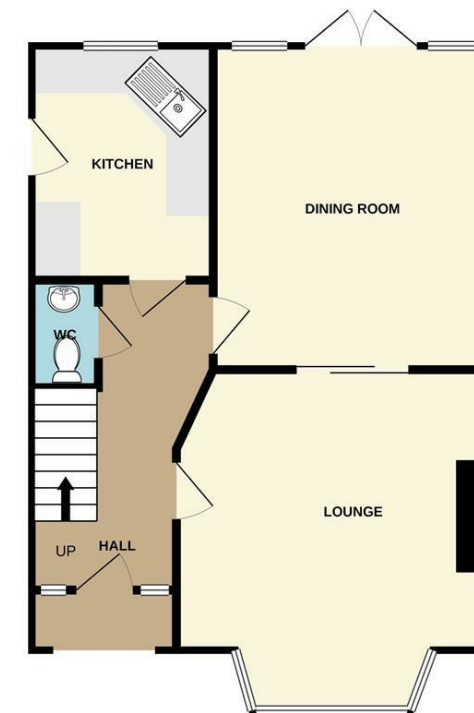
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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

##### EPC RATING

For full details of the EPC rating of this property please contact our office.

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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