



Wolfreton Garth, Kirk Ella Hull HU10 7AD

welcome to

Wolfreton Garth, Kirk Ella Hull

Wonderful Home In Kirk Ella with - Entrance Hall, Lounge, Fitted Kitchen, Utility Room, 4 Bedrooms, Family Bathroom, Family Shower Room, Separate WC, Sun Room, Gardens, Off Street Parking & Garage - Book your viewing now!



Entrance Hall

With double glazed door to the front, 2 double glazed windows to the front, storage cupboards, radiator and coving to the ceiling.

Lounge

25' max x 20' max (7.62m max x 6.10m max)
With double glazed window to the rear, feature fireplace housing gas fire with marble effect surround, 2 radiators, television point, telephone point and coving to the ceiling.

Kitchen

11' 8" x 13' 5" (3.56m x 4.09m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric oven, gas 5 ring burner hob, cooker-hood, spot light points, integrated microwave, electric plinth heater, coving to the ceiling, double glazed window to the side and archway through to the Utility Room.

Bedroom 1

16' 9" to window x 13' 9" from wardrobe (5.11m to window x 4.19m from wardrobe)
With double glazed window to the rear, fitted wardrobes, fitted dresser, radiator and coving to the ceiling.

Bedroom 2

11' 9" x 11' 6" to window (3.58m x 3.51m to window)
With double glazed window to the front, fitted wardrobe, radiator and coving to the ceiling.

Bedroom 3/ Study/ Dining Room

13' 6" x 14' 11" (4.11m x 4.55m)
With double glazed window to the front, television point, fitted storage unit, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, his and her wash hand basins, bidet, radiator, extractor fan and 2 double glazed windows to the side.

Separate W/ C

With low level wc, extractor fan and coving to the ceiling.

Utility Room

8' 6" x 18' (2.59m x 5.49m)
With a range of wall and base units, double glazed door to the front, single glazed door to the rear, radiator, plumbing for an automatic washing machine and stairs to the First Floor.

Sun Room

15' 1" x 12' 6" (4.60m x 3.81m)
With double glazed window to the front, wall mounted heater, integral window and door to the Lounge, door to the courtyard and double glazed french style doors leading to the Rear Garden.

First Floor Landing

With boiler cupboard, storage cupboard and double glazed window to the side.

Bedroom 4

10' 7" x 17' 6" (3.23m x 5.33m)
With 2 skylight windows, radiator and picture window to the Landing.

Bathroom

Bathroom with bath, wash hand basin, low level wc, skylight window and radiator.

Outside Front Garden

With brick wall, lawned area, shrubs and plants, path and driveway providing off street parking.

Courtyard

Side courtyard with decking area, shed with power and garage access.

Rear Garden

With lawned area, paved patio area, trees and shrubs, side access gate and fenced surround.

Garage

19' 9" x 15' 2" (6.02m x 4.62m)
With power and light, single glazed window to the rear, wooden access door and up and over door.



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welcome to

Wolfreton Garth, Kirk Ella Hull

- Fantastic Location!!!
- 4 Bedroom Link-Detached Dormer Bungalow In Kirk Ella
- Well Presented Throughout!
- Utility Room & Sun Room
- Integral Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY108784 - 0006

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