



Kirk Rise, Kirk Ella HU10 7NG

Welcome to

Kirk Rise, Kirk Ella

GUIDE PRICE £270,000 - £280,000

Wonderful Home In Kirk Ella with - Entrance Porch, Entrance Hall, Ground Floor Shower Room, Lounge/Diner, Fitted Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Call now and book your viewing!



Entrance Porch

With double glazed door to the front.

Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Shower Room

With shower cubicle, low level wc, vanity wash hand basin, towel style radiator and double glazed window to the side.

Lounge/ Diner

25' 6" x 11' 8" narrowing to 9' 5" (7.77m x 3.56m narrowing to 2.87m)

With double glazed bow window to the front, electric fire, television point, 2 radiators, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen

11' 4" x 10' 3" (3.45m x 3.12m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, 5 burner gas hob, double electric oven, cooker-hood, integrated dishwasher, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

Conservatory

9' x 8' 2" (2.74m x 2.49m)

With double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Landing

With storage cupboard and double glazed window to the side.

Bedroom 1

10' 5" x 12' 8" (3.17m x 3.86m)

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

Bedroom 2

12' to rear of wardrobes x 11' 5" (3.66m to rear of wardrobes x 3.48m)

With double glazed window to the rear, built in cupboard, fitted wardrobes, radiator and coving to the ceiling.

Bedroom 3

9' 5" x 10' 3" max (2.87m x 3.12m max)

With double glazed window to the rear, radiator and coving to the ceiling.

Bathroom

Bathroom with bath, low level wc, vanity wash hand basin, towel style radiator, spot light points, coving to the ceiling and double glazed window to the front.

Outside

Front Garden

With lawned area, hedging and block paved driveway providing off street parking.

Rear Garden

With block paved area, side access gate, timber fencing and outbuilding.



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Welcome to

Kirk Rise, Kirk Ella

- GUIDE PRICE £270,000 - £280,000
- Well Presented 3 Bedroom Home In Kirk Ella
- Open Plan Lounge/Diner
- Ground Floor Shower Room & Family Bathroom
- Conservatory & Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

£270,000 - £280,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110180 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk