



**Elms Drive, Kirk Ella HU10 7QH**

**Welcome to**

**Elms Drive, Kirk Ella**

GUIDE PRICE £350,000 - £375,000

Beautiful Home In Kirk Ella with - Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, 3 Bedrooms, 2 Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call today and book your viewing!



## Entrance Hall

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

## Cloakroom

With low level wc, vanity wash hand basin and feature radiator.

## Lounge

13' 5" max x 15' 5" into bay ( 4.09m max x 4.70m into bay )  
With double glazed bay window to the front, radiator and coving to the ceiling.

## Dining Room

12' 2" max x 18' ( 3.71m max x 5.49m )  
With feature log burner, television point, 2 radiators and double glazed french style doors leading to the Rear Garden.

## Kitchen

11' 3" x 7' 1" ( 3.43m x 2.16m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated dishwasher, integrated microwave, integrated fridge freezer, double glazed window to the rear and 2 double glazed windows to the side.

## Utility Room

7' 8" x 8' 7" ( 2.34m x 2.62m )  
With double glazed window to the side, radiator, plumbing for an automatic washing machine and double glazed door to the side.

## First Floor

### Landing

With loft access and cupboard housing boiler.

### Bedroom 1

13' 6" max x 16' 5" into bay ( 4.11m max x 5.00m into bay )  
With double glazed bay window to the front, radiator and coving to the ceiling.

### Bedroom 2

10' 4" x 12' 4" ( 3.15m x 3.76m )  
With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

12' 1" x 7' 4" ( 3.68m x 2.24m )  
With double glazed window to the rear, radiator and coving to the ceiling.

### Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin and double glazed window to the side.

### Bathroom

With bath, shower cubicle, towel style radiator, his and hers wash hand basins and double glazed bow window to the front.

## Outside

### Front Garden

With borders housing plants/shrubs, side access gate and block paved driveway providing off street parking.

### Rear Garden

With paved patio area, lawned area, wall, timber fencing, borders housing plants/shrubs, path and gravelled area.

### Summerhouse

8' 3" x 8' 7" ( 2.51m x 2.62m )  
Summerhouse with power.

### Garage

16' 2" x 7' 6" ( 4.93m x 2.29m )  
With power, double glazed door to the side, double glazed window to the side and electronic roller shutter door.



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## Welcome to

### Elms Drive, Kirk Ella

- GUIDE PRICE £350,000 - £375,000
- 3 Bedroom Semi Detached Home In Kirk Ella
- Well Presented Throughout!
- 2 Family Bathrooms & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

**£350,000 - £375,000**

### 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:  
WBY110217 - 0003

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