









Welcome to

Elms Drive, Kirk Ella

GUIDE PRICE £350,000 - £375,000

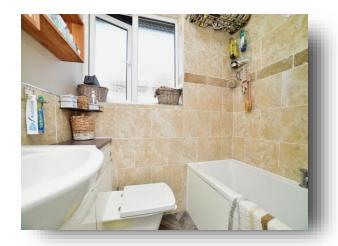
Beautiful Home In Kirk Ella with - Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, 3 Bedrooms, 2 Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call today and book your viewing!













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.





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

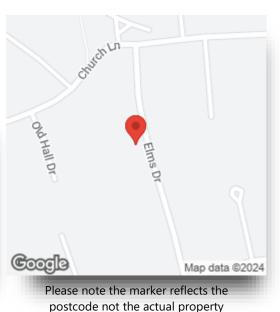
Directions to this property:

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









view this property online williamhbrown.co.uk/Property/WBY110217



Property Ref: WBY110217 - 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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