



Ella Court, Kirk Ella HU10 7GA

Welcome to

Ella Court, Kirk Ella

GUIDE PRICE £130,000 - £140,000

Well Presented Apartment In Ella Court With - Private Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Shower Room, Communal Gardens & Communal Parking! Call and book your viewing now!



Entrance Hall

With double glazed door to the front, 2 storage cupboards, coving to the ceiling and loft access.

Lounge

16' 5" max x 24' 1" max (5.00m max x 7.34m max)

With 3 double glazed windows to the rear, 2 double glazed windows to the side, 2 storage heaters, electric fire with marble effect surround and coving to the ceiling.

Kitchen

7' 10" x 11' (2.39m x 3.35m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher and double glazed window to the rear.

Bedroom 1

17' 3" to rear of wardrobes x 9' 7" (5.26m to rear of wardrobes x 2.92m)

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

Bedroom 2

9' 2" x 14' (2.79m x 4.27m)

With double glazed window to the front, storage heater and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, extractor fan and coving to the ceiling.

Outside

Communal gardens and communal parking.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Welcome to

Ella Court, Kirk Ella

- GUIDE PRICE £130,000 - £140,000
- 2 Bedroom Apartment In Ella Court In Kirk Ella
- Over 60's Retirement Complex
- Lots Of On-Site Facilities
- Communal Gardens & Communal Parking

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000 - £140,000



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

view this property online [williambrown.co.uk/Property/WBY110287](https://www.williambrown.co.uk/Property/WBY110287)



Property Ref:
WBY110287 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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