



Kirk Rise, Kirk Ella Hull HU10 7NG

welcome to

Kirk Rise, Kirk Ella Hull

Well Presented Home In Kirk Ella with - Entrance Porch, Entrance Hall, Lounge, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Ground Floor Cloakroom & Gardens! Call us now and book your viewing!



Entrance Porch

With double glazed door and windows to the front.

Entrance Hall

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

Cloakroom

With double glazed window to the front, low level wc and wash hand basin.

Lounge

11' 9" max x 24' 2" (3.58m max x 7.37m)

With double glazed windows to the front and rear, radiator, television point, gas fire and coving to the ceiling.

Kitchen

11' 5" x 10' 3" (3.48m x 3.12m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, breakfast bar, radiator, central heating boiler, double glazed window to the rear and double glazed door to the side.

First Floor**Landing**

With double glazed window to the side, airing cupboard and loft access.

Bedroom 1

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

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

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

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

Bedroom 3

8' 2" x 9' 5" (2.49m x 2.87m)

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

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, towel style radiator and double glazed window to the front.

Outside**Front Garden**

With lawned area, shrubs and gravelled area with lean to.

Rear Garden

With lawned area, path, borders, paved patio area, hedging, fenced surround and outbuilding.



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welcome to

Kirk Rise, Kirk Ella Hull

- 3 Bedroom Semi-Detached Home In Kirk Ella
- Well Presented Throughout!
- Family Bathroom & Ground Floor Cloakroom
- Highly Sought After Residential Location
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Tenure: Freehold EPC Rating: D

£220,000

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 williamhbrown.co.uk/Property/WBY110333



Property Ref:
WBY110333 - 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.

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