

South Ella Way, Kirk Ella HU10 7LY



Welcome to

South Ella Way, Kirk Ella

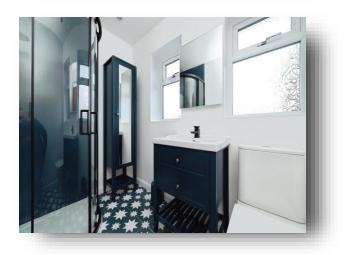
GUIDE PRICE £300,000 - £325,000

Lovely Home In Kirk Ella with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Summerhouse, Off Street Parking & Garage! Book your viewing today!













Entrance Hall

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

Lounge

11' 1" max x 16' 5" into bay (3.38m max x 5.00m into bay) With double glazed bay window to the front, feature open fire, television point and coving to the ceiling.

Dining Room

18' 8" x 8' 9" ($5.69m \times 2.67m$) With 2 double glazed windows to the side, radiator and double glazed patio style doors leading to the Rear Garden.

Kitchen

17' 9" x 8' 11" (5.41m x 2.72m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, integrated dishwasher, integrated washing machine, integrated fridge freezer, radiator, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With storage cupboard and loft access.

Bedroom 1

11' max x 14' 6" into bay (3.35m max x 4.42m into bay) With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

10' 4" x 10' 8" ($3.15m \times 3.25m$) With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

 $8^{\prime}\,$ x 5' 9" ($2.44m\,$ x 1.75m) With double glazed window to the front, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, towel style radiator and 2 double glazed windows to the rear.

Outside

Front Garden

With hedges, borders housing plants/shrubs, trees, lawned area, double gates and block paved driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, borders housing trees/shrubs, fenced surround and summerhouse.

Summerhouse

13' 3" x 11' 6" (4.04m x 3.51m) With power and a built in bar, fridge, log burner and wifi facility.

Garage

10' 2" x 22' 6" (3.10m x 6.86m) Garage with power, side access door and up and over door.





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South Ella Way, Kirk Ella

- GUIDE PRICE £300,000 £325,000
- 3 Bedroom Semi-Detached Home In Kirk Ella
- Lounge & Dining Room
- Substantial Rear Garden
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D Council Tax Band: D

guide price **£300,000 - £325,000**





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Property Ref: WBY110990 - 0002 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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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.

william h brown



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postcode not the actual property