



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 x 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 x 3.25m)
With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

8' 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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Welcome to

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

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.

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110990 - 0002

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