









Welcome to

Elveley Drive, West Ella

GUIDE PRICE £425,000 - £450,000

Stunning True Bungalow In West Ella with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, 3 Bedrooms (Master With En Suite), Family Shower Room, Gardens, Off Street Parking & Garage!













Entrance Hall

With 4 double glazed windows to the front, double glazed door to the front, storage cupboard and radiator.

Lounge

11' 6" x 23' 6" (3.51m x 7.16m)

With feature gas fire, wall light points, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

Dining Room

12' x 15' 6" (3.66m x 4.72m)

With double glazed window to the side and double glazed french style doors leading to the Rear Garden.

Kitchen

11' 1" x 8' 8" (3.38m x 2.64m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated dishwasher, space for a fridge and double glazed window to the side.

Utility Room

9' 1" x 4' 6" (2.77m x 1.37m)

With internal window and double glazed patio style doors leading to the Rear Garden.

Bedroom 1

12' 7" \times 10' 9" to front of wardrobes (3.84m \times 3.28m to front of wardrobes)

With internal window, radiator and fitted wardrobe and dresser.

En Suite

En Suite with corner whirlpool bath, shower cubicle, low level wc, wash hand basin, spot light points, chrome effect towel style radiator and double glazed window to the side.

Bedroom 2

9' 9" x 11' 5" (2.97m x 3.48m)

With double glazed window to the side and radiator.

Bedroom 3

7' 9" x 12' 3" (2.36m x 3.73m)

With double glazed window to the side and radiator.

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the side.

Outside

Front Garden

With wall, lawned area, hedges, borders housing plants and shrubs, double wrought iron gates, side access gate, timber fencing and driveway providing off street parking.

Rear Garden

With lawned area, rear paved patio area, side patio area, trees, borders housing plants and shrubs, timber fencing and greenhouse.

Garage

19' 4" x 8' 8" (5.89m x 2.64m) Garage with power and up and over door.





Welcome to

Elveley Drive, West Ella

- GUIDE PRICE £425,000 £450,000
- 3 Bedroom True Bungalow In West Ella
- Stunningly Presented Throughout
- En Suite & Family Shower Room
- Beautiful Gardens, Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

guide price

£425,000 - £450,000





Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





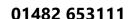
Please note the marker reflects the postcode not the actual property

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Property Ref: WBY111058 - 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 quidance 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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