



Drydales, Kirk Ella HU10 7JU

Welcome to

Drydales, Kirk Ella

GUIDE PRICE £290,000 - £300,000

Lovely Home In Kirk Ella Offered With NO CHAIN with - Entrance Hall, Lounge, Study, Kitchen/Diner, 3 Bedrooms, Ground Floor Cloakroom & First Floor Bathroom, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Hall

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

Lounge

12' 8" max x 22' 2" into bay (3.86m max x 6.76m into bay)
With double glazed bay window to the front and feature fireplace.

Study

9' 6" x 12' 5" (2.90m x 3.78m)
With double glazed window to the front, radiator and double glazed patio style doors leading to the Rear Garden.

Cloakroom

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

Kitchen

23' 7" into access narrowing to 15' 4" x 18' 8" (7.19m into access narrowing to 4.67m x 5.69m)
Fitted kitchen with a range of wall and base units, sink and drainer unit, work surfaces, breakfast bar, gas hob, electric oven, cooker-hood, storage cupboard, 2 radiators, plumbing for an automatic washing machine, spot light points, coving to the ceiling, space for a fridge freezer, 2 double glazed windows to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With loft access.

Bedroom 1

11' 1" max x 14' 4" into bay (3.38m max x 4.37m into bay)
With double glazed bay window to the front and radiator.

Bedroom 2

10' 1" x 11' 9" (3.07m x 3.58m)
With double glazed window to the rear, radiator and coving to the ceiling.

Bedroom 3

8' 8" x 8' (2.64m x 2.44m)
With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, shower cubicle, wash hand basin, low level wc and 2 double glazed windows to the rear.

Outside

Front Garden

With block paved driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, patio area, gravelled border housing shrubs, path, flower beds and fenced surround.

Garage

With up and over door



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Welcome to

Drydales, Kirk Ella

- GUIDE PRICE £290,000 - £300,000
- 3 Bedroom Semi-Detached Home In Kirk Ella With NO CHAIN
- Spacious Kitchen/Diner
- Ground Floor Cloakroom & First Floor Bathroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited

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

£290,000 - £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111107 - 0002

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