



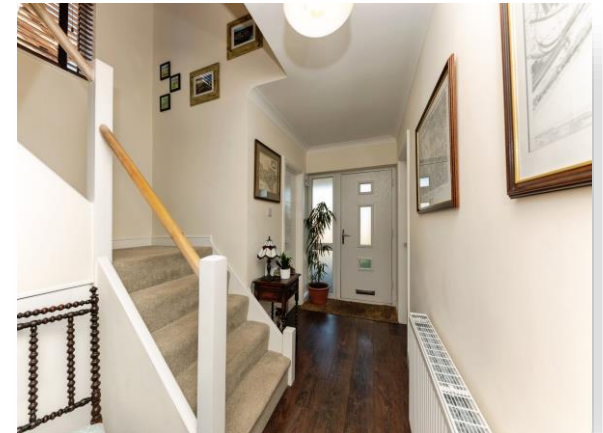
Kirk Rise, Kirk Ella HU10 7NG

Welcome to

Kirk Rise, Kirk Ella

GUIDE PRICE £300,000 - £325,000

This is a beautiful property and offers a fantastic family home with lots of great features such as a modern kitchen, and a log burner.



Entrance Hall

With a double glazed door to the front leading into the property, there are stairs leading to the upper floor, a radiator and access to the sitting room, kitchen, ground floor W/C and two under stairs storage cupboards.

Ground Floor W/C

With a W/C and a wash hand basin.

Lounge

12' 11" x 13' 6" (3.94m x 4.11m)

A spacious living area with a feature log burner, coving, a radiator and a double glazed window to the front.

Day Room

9' 8" x 14' 5" (2.95m x 4.39m)

A day room that opens up to the kitchen, this room has 2 bi-folding doors leading to the rear garden and a radiator.

Kitchen

10' 2" x 21' 7" (3.10m x 6.58m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, a 5 burner gas hob, two electric ovens, an integrated fridge freezer, an integrated washing machine and dryer, an integrated dishwasher, feature radiator and a double glazed window to the rear and a double glazed door to the side.

Landing

With a storage cupboard, access to the bedrooms, family bathroom and boarded loft. There is also a double glazed window to the side.

Bedroom 1

12' to rear of wardrobe x 11' 4" (3.66m to rear of wardrobe x 3.45m)

With a fitted wardrobe and built-in cupboard, coving, a radiator and a double glazed window to the rear.

Bedroom 2

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

With a built in cupboard, a radiator and a double glazed window to the front.

Bedroom 3

8' 1" x 8' 9" (2.46m x 2.67m)

With a built in wardrobe, coving, a radiator and a double glazed window to the rear.

Bathroom

With a W/C, a wash hand basin, a bath with shower over, an extractor fan, a ladder radiator and a double glazed window to the front.

Front Garden

With a gravelled driveway.

Rear Garden

With a paved patio area, a lawned area, raised flower beds, trees, a shed and access to the front garden.



view this property online williamhbrown.co.uk/Property/WBY111266



Welcome to

Kirk Rise, Kirk Ella

- GUIDE PRICE £300,000 - £325,000
- Beautifully presented throughout
- Extended
- No chain
- Stunning open plan

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

guide price

£300,000 - £325,000

Directions to this property:

See below map for property location, for more information on the local area please contact your 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/WBY111266



Property Ref:
WBY111266 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk