



Ella Court, Kirk Ella HU10 7GA

Welcome to

Ella Court, Kirk Ella

GUIDE PRICE £200,000 - £210,000

Very rarely will you find accommodation of this standard and size in this exceptionally popular location. Take a look at the photos and call quickly to arrange a viewing before this wonderful property disappears from the market.



Entrance Hall

With door to the front, electric radiator, internal window and walk in coat cupboard with immersion heater and storage.

Lounge/Diner

11' x 24' 2" (3.35m x 7.37m)

With 2 double glazed windows to the side, electric fire, 2 electric radiators, double glazed window to the side, coving to the ceiling, double glazed door to the rear and large walk in cupboard with window giving potential for small office use aswell as storage.

Kitchen/Diner

18' 1" x 13' 6" (5.51m x 4.11m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, induction hob, double electric oven, extractor fan, electric radiator, plumbing for an automatic washing machine and 2 double glazed windows to the rear.

Bedroom 1

14' 2" x 24' 1" (4.32m x 7.34m)

With double glazed window to the rear, 2 electric radiators, coving to the ceiling, fitted wardrobes and double glazed door leading to the Communal Garden.

En Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin, extractor fan and spot light points.

Bedroom 2

10' 9" x 7' 2" (3.28m x 2.18m)

With double glazed window to the rear, electric radiator and coving to the ceiling.

Shower Room

Shower Room with walk in shower, vanity wash hand basin, low level wc, spot light points and extractor fan.

Outside

There are communal gardens and communal parking.

Agents Note

The sale of this property is subject to Grant Of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Welcome to

Ella Court, Kirk Ella

- GUIDE PRICE £200,000 - £210,000
- Ground Floor Double Size Apartment In Over 60's Development
- Extremely Spacious Two Bedroom Apartment - Immaculately Presented Throughout!
- Stunning Kitchen/Diner With Central Island
- Communal Parking & Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 4989.00 Ground Rent: 810.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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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.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111194](https://www.williamhbrown.co.uk/Property/WBY111194)



Property Ref:
WBY111194 - 0004

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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