



Parsons Croft, Great Gutter Lane West, Kirk Ella HU10 7NQ

Welcome to

Parsons Croft ,Great Gutter Lane West, Kirk Ella

The Fletcher - a stunning home in Kirk Ella benefitting from a welcoming entrance hall, generous living/dining room, fitted kitchen with integrated appliances, cloakroom & family bathroom, 3 bedrooms - the master enjoying a dressing area and an en suite, private gardens and off street parking!



Welcome to Parsons Croft, Kirk Ella

A refined collection of contemporary homes in a timeless village setting. Nestled in the heart of the prestigious East Yorkshire village of Kirk Ella, Parsons Croft presents a rare opportunity to own a brand new home in one of the regions most desirable locations. This thoughtfully designed development offers a selection of elegant three storey, semi detached homes, each crafted to deliver modern comfort, style and practicality.

From the moment you arrive, Parsons Croft impresses with its harmonious blend of architectural character and contemporary finishes. These homes are ideal for families, professionals and anyone seeking a peaceful lifestyle with excellent connectivity to Hull and the surrounding villages.

Inside, you'll find spacious living areas, high-spec kitchens with integrated appliances and luxurious master suites - all finished to an exceptional standard. Outside, private gardens and off street parking complete the picture of effortless living.

Whether you're upsizing, relocating or buying your first home, Parsons Croft offers the perfect balance of village charm and modern convenience.

Entrance Hall

Cloakroom

Living/Dining Room

Kitchen

Bedroom 1

Dressing Area

En Suite

Bedroom 2

Bedroom 3

Family Bathroom

Gardens

Off Street Parking



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Welcome to

Parsons Croft, Great Gutter Lane West, Kirk Ella

- Shared Ownership Property
- Full Market Value - £250,000
- This Property Is Listed At 75% Share
- Stunning 3 Storey Home In Kirk Ella
- Master Suite With Dressing Area & En Suite

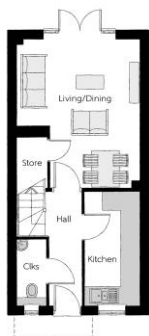
Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£187,500



Ground Floor



First Floor



Second Floor

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/WBY111318



Property Ref:
WBY111318 - 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 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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