



**Church Cottages, Church Lane, Kirk Ella HU10 7TQ**



***Welcome to***

**Church Cottages Church Lane, Kirk Ella**

Fabulous cottage in highly sought after Kirk Ella with - Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Garden & External Studio/Study and Utility Area - Call now to view this rarely available cottage!



## Lounge

13' x 12' 1" ( 3.96m x 3.68m )

With double glazed window to the side, feature radiator and stone flooring.

## Dining Room

9' 7" x 6' ( 2.92m x 1.83m )

With double glazed window to the rear, feature radiator, stone flooring and single glazed door leading to the Garden.

## Kitchen

9' x 10' 3" plus stairs ( 2.74m x 3.12m plus stairs )

Fitted kitchen with a range of wall and base units, sink and drainer unit, work surfaces, electric oven and gas hob, feature radiator, understairs cupboard, stone flooring, double glazed window to the side, double glazed entrance door and stairs to the First Floor.

## First Floor

### Landing

With double glazed window to the rear.

### Bedroom 1

12' 1" x 8' 5" ( 3.68m x 2.57m )

With double glazed window to the rear and feature radiator.

### Bedroom 2

9' x 10' 3" ( 2.74m x 3.12m )

With double glazed window to the side, feature radiator and loft access.

### Bathroom

Bathroom with free standing clawfoot bath with shower over, low level wc, wash hand basin, extractor fan, feature radiator and double glazed window to the rear.

## Outside

### Garden

With lawned area, established shrubs and flower borders, mature trees, timber fencing and wall, hedging to boundaries, studio/study and utility area outbuilding.

### Studio/ Study

10' 2" x 7' 6" ( 3.10m x 2.29m )

With single glazed windows to the front and side and side access door.

### Utility Area

9' x 4' 6" ( 2.74m x 1.37m )

With plumbing for an automatic washing machine and housing gas boiler.



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## **Church Cottages Church Lane, Kirk Ella**

- Gorgeous Cottage Oozing Charm & Character
- Modernised & Improved To A High Standard
- Delightful Gardens Adjoining The Church
- Located In One Of The East Ridings Most Exclusive Villages
- 

Tenure: Freehold EPC Rating: D

offers over

**£224,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY107617 - 0009

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**william h brown**



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