









Welcome to

Drydales, Kirk Ella

Lovely Home For Sale In Kirk Ella with - Entrance Porch, Entrance Hall, Lounge, Dining, Fitted Kitchen, 3 Bedrooms, Family Bathroom & Separate W/C, Gardens, Off Street Parking & Garage! Call and book your viewing now!













Entrance Porch

With double glazed patio style doors to the front.

Entrance Hall

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

Lounge

12' 8" $\max x$ 16' 8" into bay (3.86m $\max x$ 5.08m into bay) With double glazed bay window to the front, radiator and gas fire with brick style surround.

Dining Room

10' 9" x 10' (3.28m x 3.05m)

With double glazed window to the rear and radiator.

Kitchen

9' 1" x 12' 2" (2.77m x 3.71m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, pantry, space for a fridge freezer, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

Conservatory

8' 8" x 5' 7" (2.64m x 1.70m)

With double glazed windows to the side and rear and double glazed french style doors to the side.

First Floor

Bedroom 1

9' 5" to front of wardrobes \times 14' 8" into bay (2.87m to front of wardrobes \times 4.47m into bay) With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

10' 1" to rear of wardrobes x 10' 9" (3.07m to rear of wardrobes x 3.28m)

With double glazed window to the rear, radiator and fitted wardrobes and dresser.

Bedroom 3

8' 7" x 7' 9" (2.62m x 2.36m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, wash hand basin, radiator, storage cupboard and double glazed window to the rear.

Separate W/C

With double glazed window to the rear and low level wc

Outside

Front Garden

With hedging, borders housing shrubs and a private driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, paved patio area, borders housing plants/shrubs, hedging, side access gate, pond and greenhouse.

Garage

14' 8" x 20' (4.47m x 6.10m)

With double glazed window to the rear, side access door and up and over door.





Welcome to

Drydales, Kirk Ella

- Semi Detached Home For Sale In Kirk Ella
- 3 Bedrooms
- Lounge & Dining Room
- Off Street Parking & Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: Awaited

Directions to this property:

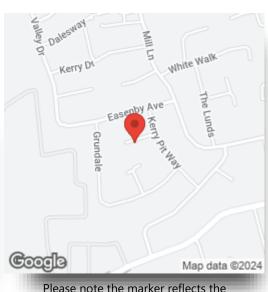
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110276



Property Ref: WBY110276 - 0003 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.





01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk

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.