



**Nightingale Drive, Kirk Ella HU10 7GY**

**Welcome to**

**Nightingale Drive, Kirk Ella**

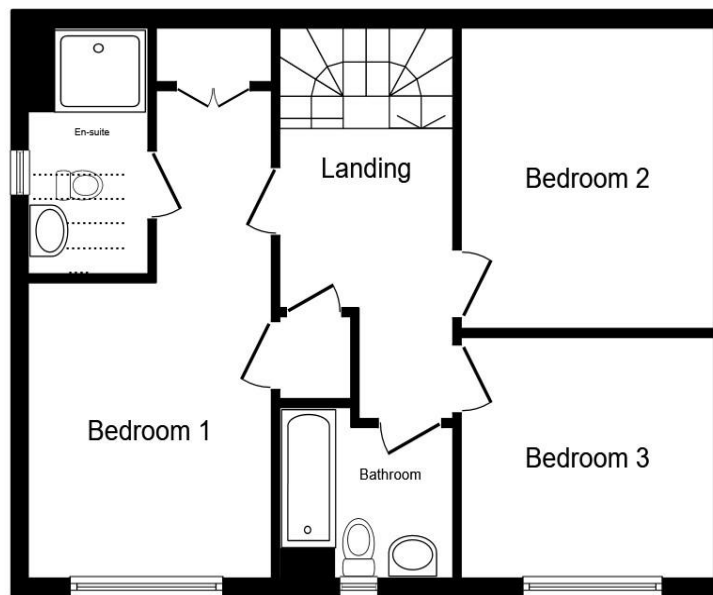
GUIDE PRICE £280,000 - £300,000

Spacious and modern three-bedroom semi detached property in the sought-after location of Kirk Ella.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Wc**

**Lounge**

17' 6" x 10' 5" ( 5.33m x 3.17m )

**Kitchen**

17' 6" x 9' 8" ( 5.33m x 2.95m )

**Landing**

**Bedroom 1**

15' 3" narrowing to 5' 8" x 9' 9" narrowing to 5' 1" ( 4.65m narrowing to 1.73m x 2.97m )

**En Suite Shower Room**

**Bedroom 2**

10' 3" x 9' 3" ( 3.12m x 2.82m )

**Bedroom 3**

9' 8" x 8' 2" ( 2.95m x 2.49m )

**Bathroom**

Total floor area 111.0 m<sup>2</sup> (1,195 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Nightingale Drive, Kirk Ella

- GUIDE PRICE £280,000 - £300,000
- DETACHED
- NEWLY BUILT
- DRIVEWAY AND GARDEN
- 3 BEDROOMS

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£280,000 - £300,000**



### Directions to this property:

See map below for directions. For more information contact the branch on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111477](http://williamhbrown.co.uk/Property/WBY111477)



Property Ref:  
WBY111477 - 0006

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william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**