



Quick & Clarke

PROPERTY SPECIALISTS

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27 Annandale Road, Kirk Ella HU10 7UT
Offers Over £250,000

- Traditional semi-detached house
- No onward chain!
- In need of modernisation
- Four Bedrooms
- Two Bathrooms
- Westerly facing garden
- Driveway & Garage
- So much potential on offer
- Viewing a must!
- EPC Rating: C. Council Tax: Band: D

Located within this desirable residential area and presented to the market with no onward chain, this traditional semi-detached house is now in need of full modernisation, yet offers so much scope. With in excess of 1100 square feet the current accommodation offers Entrance Hallway, Lounge/Dining Room, Conservatory, Kitchen and to the first floor there are FOUR Bedrooms and Two Bathrooms. The rear garden is West facing and to the front of the property is a driveway and single garage.

If you are looking to re-model and make a great property to your own design then this is most certainly one for you to view!

LOCATION

The property is located on Annandale Road.

Lying within close proximity of the local amenities and facilities that both Willerby and Kirk Ella have to offer to include the local Waitrose supermarket. Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door leads into:

ENTRANCE PORCH

Door into:

ENTRANCE HALLWAY

13'6" x 5;11" plus recess (4.11m x 1.52m;3.35m plus recess) Staircase to the first floor accommodation and understairs storage cupboard housing the utility meters.

LOUNGE

16'11" plus bay x 12'7" decreasing to 11' (5.16m plus bay x 3.84m decreasing to 3.35m) Bay window to the front elevation. Archway to:

DINING ROOM

10'11" x 8'6" (3.33m x 2.59m) Sliding patio door leading into the conservatory.

CONSERVATORY

12'6" maximum x 9'8" (3.81m maximum x 2.95m) Of a uPVC construction with French doors and views to the garden.

KITCHEN

10'5" x 11'2" (3.18m x 3.40m) Windows to the rear elevation, fitted base and wall units with work surface, sink and splashbacks. Door to garden.

FIRST FLOOR

LANDING

BEDROOM 1

15'3" into bay x 9' to wardrobes (4.65m into bay x 2.74m to wardrobes) Bay window to the front elevation and a full wall of wardrobes.

BEDROOM 2

13'6" x 12' decreasing to 10' (4.11m x 3.66m decreasing to 3.05m) Window to the rear elevation and fitted storage cupboard.

BEDROOM 3

14'11" x 7'8" (4.55m x 2.34m) Window to the front elevation and slide robes.

BEDROOM 4

9' decreasing to 7'7" x 7'8" (2.74m decreasing to 2.31m x 2.34m) Window to the front elevation and wardrobes.

BATHROOM

6'9" x 5'4" (2.06m x 1.63m) Window to the rear elevation and two piece coloured suite comprising pedestal wash hand basin and panelled bath. Linen cupboard housing gas central heating boiler.

SHOWER ROOM

Independent shower cubicle.

W.C.

10'4" x 4'8" (3.15m x 1.42m) Window to the rear elevation, wash hand basin and low level w.c.

OUTSIDE

To the front of the property a driveway leads to a single garage having electric roller door. A door leads from the rear of the garage to a passageway having doors to the kitchen, a garden w.c. and store.

The rear garden has a South Westerly aspect and is of an established appearance.

AGENTS NOTE

We understand that this property is not registered therefore the process will be required for possessory title with tile absolute applied for after 12 years of undisputed registration and complete ownership during this time. Further details will be provided by solicitors.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. Please note we have not seen the heating working as the property is being managed by executor.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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