



**Cock Pit Close, Kirk Ella HU10 7LG**

**Welcome to**

**Cock Pit Close, Kirk Ella**

GUIDE PRICE £350,000 - £375,000

Stunning Bungalow in Kirk Ella with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, 3 Bedrooms (3rd Bedroom With En Suite), Family Bathroom, Gardens, Off Street Parking, Bar/Games Room & Leisure Room! Deserves to be viewed! Book yours today!



## **Entrance Hall**

With double glazed door to the front and radiator.

## **Lounge**

11' 9" x 11' 7" ( 3.58m x 3.53m )

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

## **Kitchen/Diner/Day Room**

8' 9" x 31' 10" ( 2.67m x 9.70m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, cooker-hood, electric oven, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, 2 double glazed windows to the rear, 2 feature radiators, double glazed door to the side and 2 orangery style skylights.

## **Bedroom 1**

11' 6" x 10' 6" to front of wardrobes ( 3.51m x 3.20m to front of wardrobes )

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

## **Bedroom 2**

8' 7" x 12' ( 2.62m x 3.66m )

With double glazed window to the side, radiator and coving to the ceiling.

## **Bedroom 3**

9' x 8' 8" ( 2.74m x 2.64m )

With radiator and double glazed patio style doors leading to the Rear Garden.

## **En Suite**

En Suite with shower cubicle, vanity wash hand basin, low level wc, extractor fan and chrome effect towel style radiator.

## **Bathroom**

Bathroom with bath with mains shower over, shower cubicle, low level wc, vanity wash hand basin, spot light points, chrome effect towel style radiator, coving to the ceiling and double glazed window to the side.

## **Outside**

### **Front Garden**

With gravelled driveway providing ample off street parking.

### **Rear Garden**

Rear Garden with raised decked area with steps down to the lawned area, hedging, gravelled borders housing trees, fencing and shed with light and power, workshop and storage.

### **Outbuilding-Split Into 2 Rooms**

#### **Bar/Games Room**

9' x 14' 7" ( 2.74m x 4.45m )

With power, double glazed window to the side and double glazed french style doors to the side.

#### **Leisure Room**

8' 11" x 11' 7" ( 2.72m x 3.53m )

With power and 2 double glazed windows to the side.



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## Welcome to

### Cock Pit Close, Kirk Ella

- GUIDE PRICE £350,000 - £375,000
- 3 Bedroom Detached Bungalow In Kirk Ella
- Fabulous Open Plan Kitchen/Diner/Day Room
- Beautifully Presented Throughout
- Good Sized Rear Gardens With Outdoor Bar/Games/Leisure Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

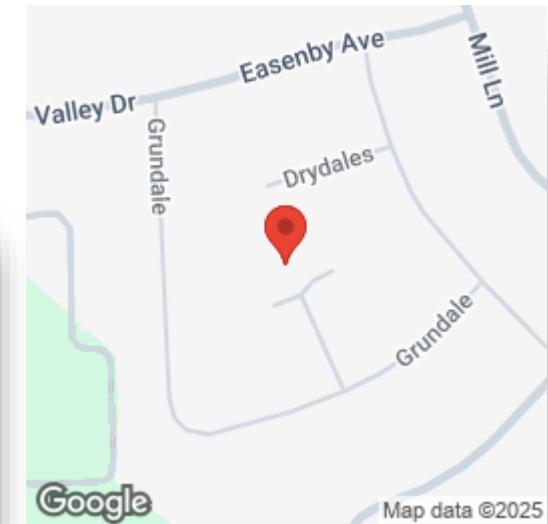
**£350,000 - £375,000**



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#### Directions to this property:

Please 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



Property Ref:  
WBY111031 - 0007

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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