

staniford
grays



18 Kerry Drive, Kirk Ella, Hull, HU10 7NA

Offers Over £250,000





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Hull, HU10 7NA

- WELL APPOINTED THROUGHOUT
- IMMACULATE GARDENS
- 3 GROUND FLOOR RECEPTION ROOMS
- POPULAR LOCATION
- DOUBLE PARKING AND GARAGE
- EXTENDED PATIO
- 3 BEDROOMS
- EXCELLENT CATCHMENT AREA FOR SCHOOLS

MUST VIEW EXTENDED AND MODERNISED FAMILY HOME.

Offering ready to move in living and being located in a prime residential area within Kirk Ella within excellent catchment areas for schools.

This traditionally styled home benefits from a sizable interior with contemporary styling throughout and good levels of flexibility.

The well appointed living space comprises, Reception Hallway, Lounge leading open plan to a Dayroom into an extended Dining Room with garden views, Cloakroom W.C., and Kitchen.

To the first floor a landing gives access to 3 Bedrooms and a Bathroom.

Double parking is offered extending to the side driveway and garage.

Private and enclosed gardens feature with a recently laid patio offering genuine lifestyle appeal with gardens beyond.

Recommended for internal viewing given the extended layout and competitive price point.



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GROUND FLOOR

ENTRANCE

Accessed via uPVC double glazed entrance door, storm porch, staircase approach to first floor level, laminate to floor coverings, understairs storage cupboard. Leads through to...

RECEPTION LOUNGE

Well appointed and used currently as a formal reception room, with uPVC double glazed window to the front outlook, a central focal point provided via a cast iron log burning stove with stone hearth and mid-level mantel, French doors leading through to...

13'1" x 10'2" (4.01 x 3.12)

DAY ROOM / SITTING ROOM

A versatile second reception space, interlinking to the dining room and providing access to kitchen also, potential to be used as a play room or informal sitting room, with sliding door through to...

10'9" x 8'11" (3.28 x 2.72)

DINING ROOM

Boasting good levels of natural daylight, with laminate to floor coverings, uPVC double glazed window to side and French doors leading to patio terrace, suitably sized to accommodate dining table but also as a useful further reception space.

12'9" x 9'8" (3.89 x 2.95)

W.C

Well appointed with two piece contemporary white suite incorporating low level w.c and pedestal wash hand basin.

KITCHEN

With uPVC double glazed window to the side elevation and access door leading to the rear patio, garden and beyond. Fitted with a range of traditionally styled wall and base units with contrasting work surfaces over, inset stainless steel 1.5 bowl sink with mixer tap, tiling to splashbacks, low level double oven with four ring gas hob and concealed extractor canopy, plumbing for washing machine.

10'0" x 7'4" (3.05 x 2.26)

FIRST FLOOR

LANDING

Gives access to three generously sized bedrooms, with uPVC double glazed window to side and loft access point.

BEDROOM ONE

Of double bedroom proportions with pleasant outlook over frontage, fitted with a range of wardrobes, overhead locker storage and vanity dresser to wall length.

12'11" x 8'0" (3.96 x 2.46)

BEDROOM TWO

(at longest and widest point)
With elevated outlook over rear garden, uPVC double glazed window, of double bedroom proportions, fitted storage cupboard.

10'9" x 9'10" (3.28 x 3.02)

BEDROOM THREE

(at longest and widest point)
With uPVC double glazed window to front outlook, with potential to be used as a third bedroom, study or nursery.

9'10" x 6'3" (3.00 x 1.93)



HOUSE BATHROOM

6'3" x 5'6" (1.93 x 1.70)

With uPVC double glazed privacy window to the rear elevation, neutrally appointed with three piece white suite comprising of panelled bath with wall mounted showerhead, console and shower screen, low flush w.c, pedestal wash hand basin, tiling to majority splashbacks.

OUTSIDE

Kerry Drive itself remains conveniently positioned in the ever popular Kirk Ella district of West Hull, falling within the catchment area of both good primary and secondary schools. The property has the benefit of double off-street parking to the front, in turn with side driveway leading to single garage with full power and lighting, up&over access door, personnel door and window to rear. The front garden features laid to lawn grass and low level borders. To the rear, extremely private and enclosed gardens benefit from a recently laid Indian stone patio terrace, suitable for alfresco dining, extending to a laid to lawn grass section, with established planted borders and edging to perimeter boundaries, partial close-boarded fencing. External tap and light points. Given the seclusion offered comes recommended for further inspection.

AGENTS NOTE

The vendors have provided a ready to move in family home, all within a very affordable price point, with viewing available through the sole selling agent Stanifords Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Stanifords Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



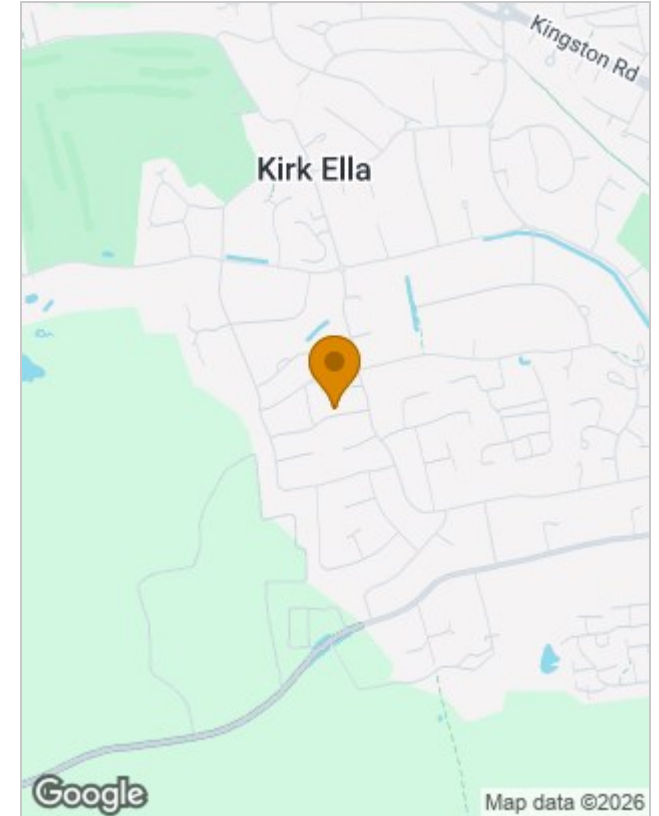
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

