



Kerry Pit Way, Kirk Ella, East Riding of Yorkshire
Asking Price £280,000





KEY FEATURES

- Delightful Semi-Detached Home
- Tastefully Styled Throughout
- Modern Fitted Dining Kitchen
- Open Plan Lounge Diner
- Utility & Ground Floor WC
- Three Good Sized Bedrooms
- Stylish Three Piece Bathroom
- Highly Regarded Residential Location
- Garage & Ample Off Street Parking
- Generous Rear Garden
- EPC rating D



DESCRIPTION

This well-presented semi-detached home offers an excellent opportunity to purchase a beautifully maintained property in the highly regarded residential area of Kirk Ella, East Riding of Yorkshire. Thoughtfully arranged and tastefully styled throughout, the property provides generous living accommodation, three bedrooms, off-street parking and excellent outdoor space.

Upon entering, you are welcomed into an inviting hallway, which leads through to the open-plan lounge diner and kitchen. The lounge diner offers a versatile space for both relaxing and entertaining, filled with natural light from the large picture window to the front and French doors to the rear, creating a lovely sense of indoor-outdoor living. A traditional fire surround with mantel provides an attractive focal point, adding to the sense of style found throughout the home, while air conditioning offers comfort during the warmer months. Folding doors lead through to the kitchen diner, allowing the option of a more open-plan layout when desired.

The contemporary fitted kitchen features a range of base and wall units with contrasting worktops. Integrated appliances include a fridge, freezer, oven, gas hob and extractor. Positioned off the rear of the kitchen is a useful laundry room, with a door leading out to the garden, along with a convenient ground floor WC.

To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable and flexible living space. All three bedrooms benefit from air conditioning, enhancing comfort year-round. The principal bedroom is light and airy, with a picture window to the front elevation, and features stylish fitted wardrobes, a dresser and additional cupboards for storage. The second bedroom overlooks the rear garden and includes fitted wardrobes and shelving, while decorative panelling creates an attractive feature wall. The third bedroom is positioned to the front of the property and is currently used as a home office, though it would also lend itself well as a single bedroom, dressing room or nursery. The bedrooms are served by a stylish three-piece house bathroom, finished to a high standard and complementing the home's modern, cohesive interior.

A notable feature of the property is its intelligent hybrid heating system, combining a gas combi boiler with an air source heat pump. Designed to balance comfort and efficiency, the system can use the most appropriate heat source depending on demand and conditions, offering a more future-conscious heating arrangement while retaining the reassurance and flexibility of a traditional gas boiler.

Externally, the property benefits from a generous rear garden, providing a private outdoor space ideal for families, entertaining or simply enjoying the outdoors. Ample off-street parking and a garage provide further practicality, offering both vehicle parking and useful storage.





PARTICULARS OF SALE

Entrance

2.17m x 1.19m (7'1" x 3'11")

Entrance to the property is via a wooden entrance door into an entrance porch with uPVC units to the front and side elevation and central heating radiator. Additional uPVC entrance door leads to the entrance hall.

Entrance Hall

1.92m x 4.18m (6'4" x 13'8")

With access to the kitchen and lounge, stairs to the first floor accommodation with storage cupboard beneath. Central heating radiator.

Lounge Diner

3.89m x 7.11m (12'10" x 23'4")

A spacious dual aspect family room with ample space for lounge and dining areas. The property is flooded with natural light from both the East & West facing elevations. The focal point of the room is a traditional style fire surround with inset log burner effect electric fire. There are large uPVC patio doors to the rear elevation leading to the rear garden, uPVC window to the front elevation and three central heating radiators. Double doors open to the kitchen creating a lovely open plan flow.

Kitchen Diner

5.55m x 2.32m (18'2" x 7'7")

Fitted with an extensive range of contemporary high gloss units, having wooden worktops and brick effect tiled splashback. The kitchen benefits from integrated appliances including a fridge freezer, oven and hob with extractor above, one and half bowl sink and drainer with mixer tap. There are also spaces for an undercounter fridge and dishwasher. uPVC door and two windows to the rear elevation and two central heating radiators.

Laundry Room

1.73m x 1.42m (5'8" x 4'8")

Fitted worktop with plumbing for washing machine and dryer. uPVC windows to the side and elevations and door to the rear elevation. Central heating radiator.

Ground Floor WC

0.79m x 1.41m (2'7" x 4'7")

With low flush WC and wash hand basin, uPVC window to the rear elevation and central heating radiator.

First Floor Accommodation

Landing

2.19m x 2.47m (7'2" x 8'1")

Loft hatch and uPVC window to the side elevation.

Bedroom One

3.36m x 3.85m (11'0" x 12'7")

With a bank of fitted wardrobes, uPVC window to the front elevation and central heating radiator.

Bedroom Two

3.53m x 3.16m (11'7" x 10'5")

With a bank of fitted wardrobes, uPVC window to the rear elevation and central heating radiator.

Bedroom Three

2.41m x 2.69m (7'11" x 8'10")

With fitted shelving, uPVC window to the front elevation and central heating radiator.



Bathroom

2.18m x 1.72m (7'2" x 5'7")

Fitted with a three piece suite comprising bath with shower over and glass shower screen, vanity unit housing a concealed cistern WC and semi-recessed wash hand basin. Fully tiled walls and floor, uPVC window to the rear elevation and heated towel rail.

External

Frontage

With a low maintenance frontage providing ample off street parking.

Rear Garden

A fabulous sized garden with a spacious lawned area having raised sleeper borders. The garden enjoys a generous paved area adjoining the house, perfect for entertaining. There is an additional paved area to the rear of the garden to enjoy the evening sun.

Garage

2.6m x 4.66m (8'6" x 15'4")

Providing secure parking or extra storage space.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

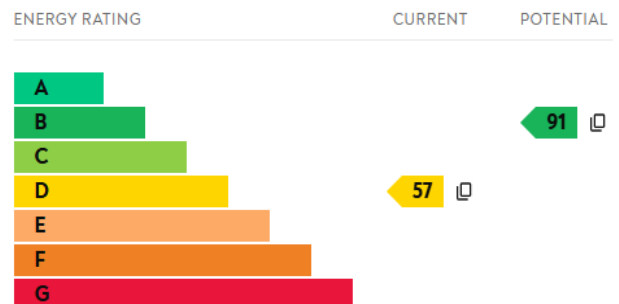
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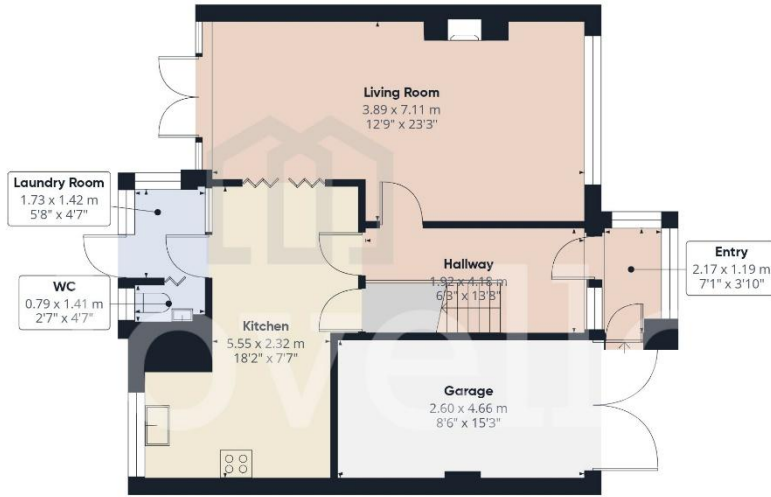
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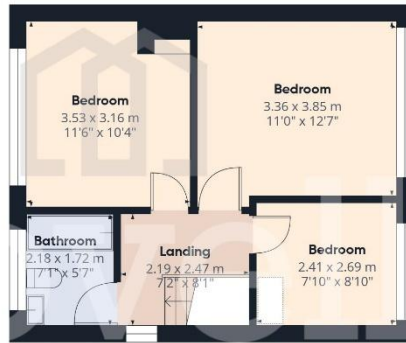


FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
 108.2 m²
 1164 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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