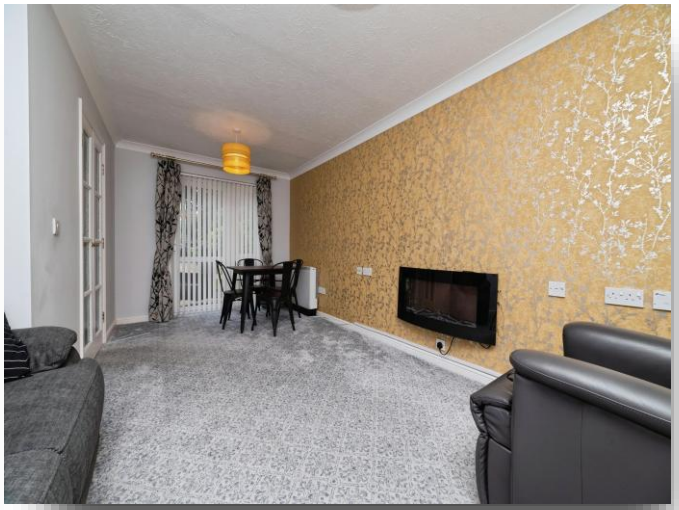






Ella Court, Kirk Ella Hull HU10 7GA

william h brown

welcome to

Ella Court, Kirk Ella Hull

The development offers a friendly and sociable environment, complemented by a range of excellent communal facilities designed to enhance residents' enjoyment and convenience. These include an attractive residents' lounge, beautifully maintained communal gardens and dedicated residents' parking.



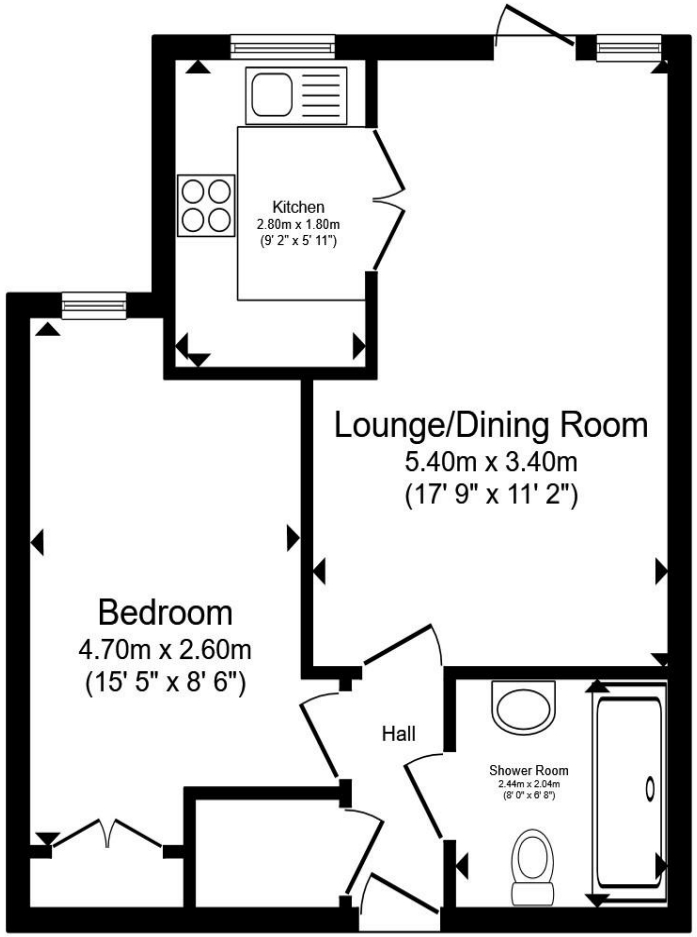












Total floor area 42.8 m² (461 sq.ft.) approx

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

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Entrance Hall

Lounge

Kitchen

Bedroom 1

Shower Room

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

Ella Court, Kirk Ella Hull

- GUIDE PRICE £90,000 - £100,000
- OVER 60'S DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- GROUND FLOOR
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1992.00
Ground Rent: 414.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

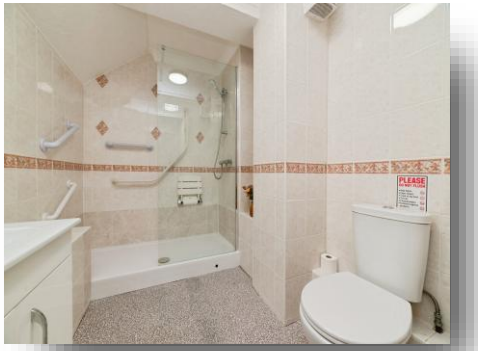
£90,000

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111511

The Property Ombudsman

Property Ref:
WBY111511 - 0002

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.

william h brown

01482 653111

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williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.