





Poppy Drive, Kirk Ella Hull HU10 7FF

william h brown

welcome to

Poppy Drive, Kirk Ella Hull

Situated in the highly desirable village of Kirk Ella, this beautifully presented four-bedroom detached family home offers generous and versatile living space, perfectly suited to modern family life.

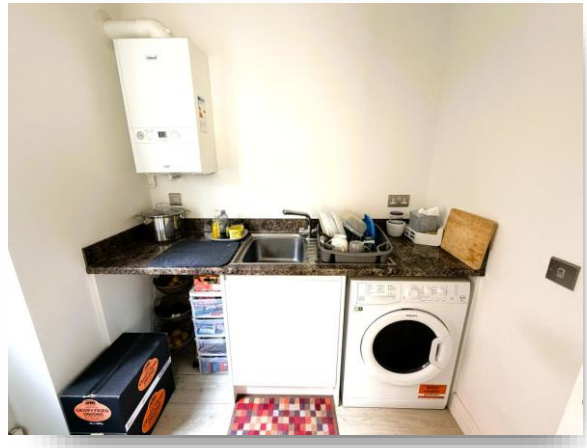












Entrance Hall
With a door leading into the property, a radiator and stairs leading to the upper floor.

Lounge
With a feature fireplace with a marble effect surround, two radiators, coving, a double glazed window to the side and front and a double glazed bay window to the front.

Kitchen
Comprising a range of wall and base units, work surfaces, a sink and drainer unit, an integrated hob, a cooker hood, a double oven, space for a fridge freezer, a centre island, double glazed windows to the side and rear and a double glazed french style doors to the rear garden.

Utility Room
With a range of base units, a sink and drainer units, plumbing for a washing machine, a boiler unit, a storage cupboard, a radiator, and a double glazed door to the side.

Ground Floor W/C
With a W/C, a wash hand basin and a chrome towel radiator.

Landing
With a loft hatch, coving and a radiator.

Bedroom 1
With a radiator, coving and a double glazed window to the front.

En Suite
With a W/C, a wash hand basin, a walk in shower, a chrome towel radiator and a double glazed window to the side.

Bedroom 2
With a radiator, coving and a double glazed window to the front and side.

Bedroom 3
With a radiator, coving and a double glazed window to the side and rear.

Bedroom 4
With a storage cupboard, a radiator, coving and a double glazed window to the front.

Bathroom
With a W/C, a wash hand basin, a walk in shower, a chrome towel radiator and a double glazed window to the rear.

Front Garden
With a block paved path leading to the door, decorative shrubs and a driveway to the side leading to the garage.

Rear Garden
With a paved patio area, a lawn, a brick wall and a wooden gate.

Garage
With an up and over door.

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.

welcome to

Poppy Drive, Kirk Ella Hull

- Four bedroom detached home
- Highly sought after kirk ella location
- Fabulous open plan kitchen
- Downstairs WC
- Walking distnace to Willerby Shopping Park

Tenure: Freehold EPC Rating: B
Council Tax Band: E

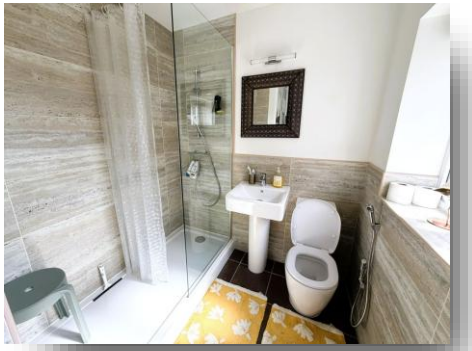
directions to this property:

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

£370,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY112012

The Property Ombudsman

Property Ref:
WBY112012 - 0003

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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