



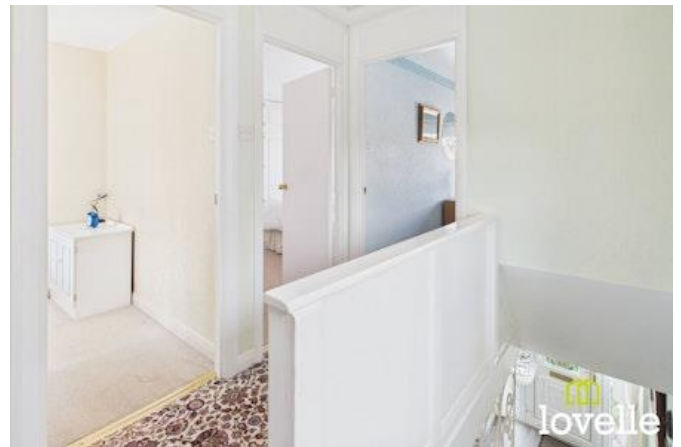
Kerry Drive, Kirk Ella, East Riding of Yorkshire
Asking Price £225,000





KEY FEATURES

- Superb Semi-Detached House
- Three Bedrooms
- Through Lounge to Dining Room
- South Facing Terraced Garden
- Garage & Driveway
- Upgraded Bathroom
- Lovely Condition Throughout
- Sought After Location
- Offered with No Chain
- Opportunity to Modernise
- EPC rating: C



DESCRIPTION

Bright spacious and airy, this wonderful three bedroom, semi-detached house offers versatile and spacious accommodation for a growing family or young professionals who entertain!

This lovely family home has a welcoming hallway with doors opening to the well appointed kitchen and through-lounge dining room.

The kitchen is fully fitted with a range of White wall and base units, elegantly topped with contrasting Dove Grey worksurfaces. It features under-cupboard lighting, fully-tiled walls, an electric fan-assisted oven, gas hob with extraction over, larder fridge freezer, washing machine and glazed display cabinet. There is a picture window to the side driveway and a glazed door leads out to the rear patio area.

On and into a spacious through Lounge to Dining Room, with double French doors opening out to the rear, South-facing garden and a large picture window to the front of this property, this generous reception room is flooded in natural daylight creating a wonderful place for entertaining family & friends.

Stairs from the hallway lead up to the first floor landing, a bright and spacious area due to the large window to the side of the property. From the landing is access to two double bedrooms, a single bedroom, an upgraded bathroom and a hatch to the loft storage area.

Bedroom No. 1 is to the front of the property, this is a spacious double bedroom and offers a large range of fitted wardrobes and corresponding dressing table with drawer units.

Bedroom No. 2 is to the rear of the property, this is a further double bedroom also offering a range of fitted wardrobes, a dressing table and a full-height airing cupboard. There is a large window to the rear of the property with views across the South-facing garden

Bedroom No. 3 is a good-sized single bedroom or could be utilised as a nursery or excellent home office. The recently installed Ideal Logic Max combi boiler is located within a cupboard in this room.

Externally, the property boasts a long driveway leading down to a garage, there is ample off-road parking for several vehicles. There is gated access to the rear garden, a fabulous South-facing space, artistically terraced, with mature planting and a sun-drenched patio area leading from the house.



The property is located in one of the most desirable areas in the region, with a large range of amenities, supermarkets and a retail park available locally. Local schooling is available at St Andrews Primary School and Wolfreton School and Sixth Form. Private schooling at Tranby Croft is also nearby. There are also a number of sporting facilities locally including Haltemprice Leisure Centre and Hull Golf Club.

Offered to the market with no chain, this wonderful property is ready for someone to make it their new home in time to enjoy summer in that fabulous South-facing garden!



PARTICULARS OF SALE

Hallway

4.11m x 1.83m (13'6" x 6'0")

A welcoming hallway with doors opening to the ground floor accommodation and stairs taking you up to the first floor. Bright and spacious and laid to ash-effect laminate flooring. There is a central heating radiator and stained glass double glazed door and side windows to the front garden.

Kitchen

3.02m x 2.25m (9'11" x 7'5")

Fully fitted with a range of wall and base units in White, with contrasting Dove Grey work surfaces. Appliances include an electric fan-assisted oven, a four-ring gas with extraction over, a double stainless steel sink with drainer and Swan-neck mixer tap, larder fridge freezer and washing machine. There is under-cupboard lighting and spot downlights and a central heating radiator. .

Living Dining Room

7.36m x 3.11m (24'1" x 10'2")

A spacious entertaining and living area, seating is up to the front of the property arranged around the feature fireplace. Dining is to the rear of the property with double French doors out to the garden. The two areas flow seamlessly together making for a bright and airy reception room. there are two central heating radiators.

Landing Area

2.42m x 1.93m (7'11" x 6'4")

A carpeted flight of stairs with a feature balustrade lead to this bright central landing area, there is a large window to the side of the property, the family bathroom, three bedrooms and loft storage area accessed from here.

Bathroom

1.94m x 1.74m (6'5" x 5'8")

The family bathroom has a three piece suite to include a large walk in shower cubicle with Thermostatic power shower, large wash basin set within a vanity cupboard providing storage and a close coupled W.C set within an enclosure. The room is flooded with daylight from the obscure window to the rear, the room is fully tiled and there is a stylish, matt black towel radiator.

Bedroom No. 1

4.09m x 2.51m (13'5" x 8'2")

A spacious double bedroom to the front of the property, fitted with a large range of bedroom furniture, reading lamps above the bed and a large window to the front elevation and a central heating radiator.

Bedroom No. 2

3.28m x 3.02m (10'10" x 9'11")

A further generous double bedroom again with built in bedroom furniture and an airing cupboard. There is a double glazed window to rear elevation, a reading lamp over the bed and a central heating radiator.

Bedroom No.3

2.26m x 1.96m (7'5" x 6'5")

A good-sized single bedroom which could also be purposed as a nursery or home office. There is a double glazed window to the front elevation and a central heating radiator.



Front Garden

Mainly laid to lawn, sat behind a low brick wall and planted with mature and wonderfully shaped shrubbery. There is a pathway from the driveway to the front entrance and the long driveway leads down to a garage providing off-road parking.

Rear Garden

Occupying a fantastic South-facing orientation, this very private area is beautifully terraced and is set across different areas to enjoy the sunshine at all times of the day. there are landscaped steps up to a lawned area, borders with mature planting, a green house and a timber garden shed.

Garage

4.74m x 2.5m (15'7" x 8'2")

A concrete sectional building with an up-and-over vehicle door to the front and a window to the side garden. There is shelving a racking for storage, it benefits from power and lighting.

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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A&C Homes Limited T/A Lovelle Estate Agency

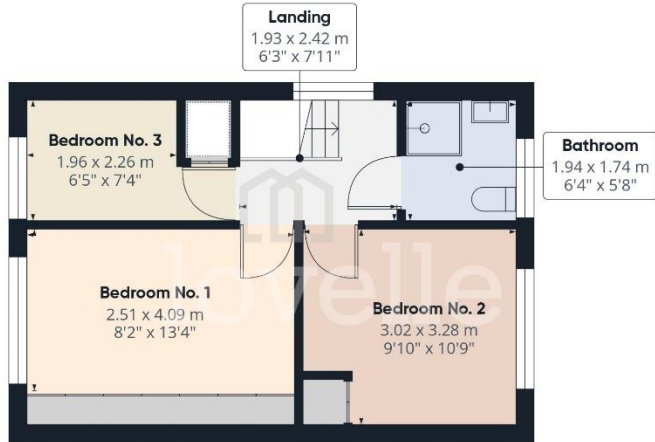


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
82.5 m²
889 ft²

(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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