



Ella Court, Kirk Ella HU10 7GA

Welcome to

Ella Court, Kirk Ella

Lovely Apartment In Ella Court with - Entrance Hall, Lounge, Fitted Kitchen, Bedroom, Wet Room Style Shower Room, Communal Gardens & Communal Parking! Call us now and book your viewing!



Entrance Hall

With door to the front and storage cupboard.

Lounge

With feature fireplace housing electric fire, storage heater, television point, coving to the ceiling and double glazed french style doors leading to the Juliet balcony.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, space for a fridge and double glazed window to the rear.

Bedroom 1

With double glazed window to the rear, storage heater, coving to the ceiling and built in wardrobes.

Wet Room Style Shower Room

With walk in shower, low level wc and vanity wash hand basin.

Outside

With communal parking and communal gardens.

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.



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Welcome to

Ella Court, Kirk Ella

- Over 60's Retirement Development In Kirk Ella
- First Floor Apartment
- 1 Bedroom & Spacious Lounge
- Wet Room Style Shower Room
- Communal Parking & Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111708 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk