



St. Andrews Mount, Kirk Ella, Hull, HU10 7TE

Welcome to

St. Andrews Mount, Kirk Ella Hull

Located in the highly sought after village of Kirkella is this extended three bedroom semi-detached property which offers generous living space and is ideal for families and professionals looking to settle in a well-regarded residential area.





Ground Floor

First Floor

Total floor area 144.1 m² (1,551 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



Entrance Hall

With double glazed door to the front with matching side screens, radiator, storage cupboard and wall light points.

Cloakroom

With double glazed window to the side, low level wc and wash hand basin.

Lounge

12' 5" x 12' 5" into bay (3.78m x 3.78m into bay)

With radiator, coving to the ceiling and double glazed patio style doors leading to the Orangery.

Dining Room

18' 5" x 12' 1" (5.61m x 3.68m)

With double glazed bay window to the front and radiator.

Kitchen

22' x 8' 3" (6.71m x 2.51m)

Fitted kitchen with a range of wall and base units, work surfaces, Belfast style sink, space for a range style cooker, cooker-hood, plumbing for a dishwasher, plumbing for an automatic washing machine, double glazed window to the side, space for a fridge freezer and double glazed patio style doors leading to the Orangery.

Orangery

19' x 8' 2" (5.79m x 2.49m)

With radiator, orangery style roof and double glazed patio style doors leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling and loft access.

Bedroom 1

17' 8" x 11' 6" (5.38m x 3.51m)

With double glazed window to the rear, radiator, coving to the ceiling and built in wardrobes housing central heating boiler.

Bedroom 2

13' into bay x 12' 9" (3.96m into bay x 3.89m)

With double glazed bay window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 3

17' 9" x 9' 4" (5.41m x 2.84m)

With double glazed window to the rear, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with electric shower over, wash hand basin, radiator, shaver point, chrome effect towel style radiator, built in cupboard and double glazed window to the front.

Shower Room

Shower Room with shower cubicle, wash hand basin, low level wc, chrome effect towel style radiator and 2 double glazed windows to the side.

Outside

Front Garden

With wrought iron fencing, wall, plants and shrubs and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, hedging, borders housing plants and shrubs, fencing, shed and greenhouse.

Garage

14' 7" x 6' 8" (4.45m x 2.03m)

Garage with power and up and over door to the front and rear.

Welcome to

St. Andrews Mount, Kirk Ella Hull

- GUIDE PRICE £325,000 - £350,000
- SEMI-DETACHED
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- EXTENDED

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£325,000 - £350,000



Directions to this property:

See below map for property location, for further information on the local area please contact the 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/WBY111537



Property Ref:
WBY111537 - 0002

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