



St. Andrews Mount, Kirk Ella HU10 7TE

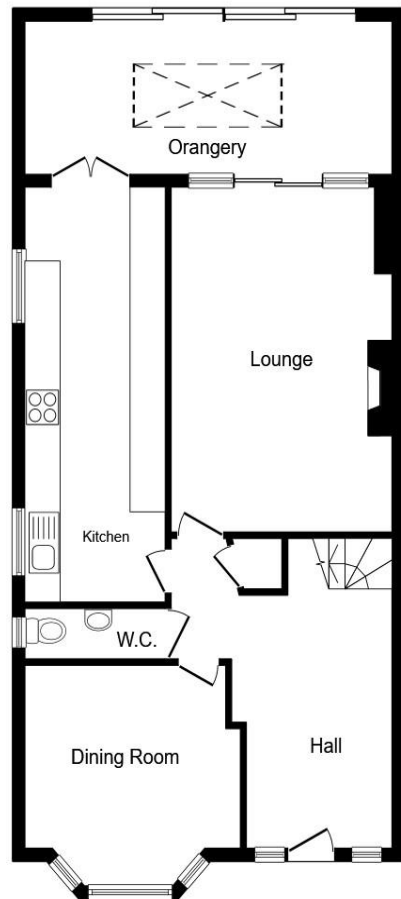
Welcome to

St. Andrews Mount, Kirk Ella

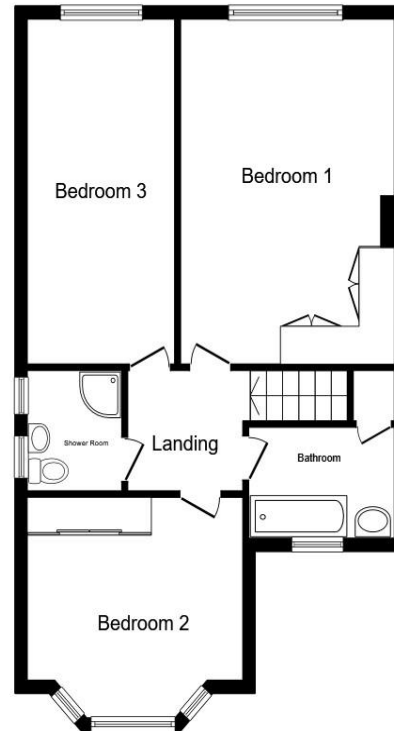
GUIDE PRICE £300,000 - £325,000

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

Cloakroom

Lounge

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

Dining Room

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

Kitchen

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

Orangery

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

First Floor

Landing

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Shower Room

Outside

Front Garden

Welcome to

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- GUIDE PRICE £300,000 - £325,000
- SEMI-DETACHED
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- EXTENDED

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

guide price

£300,000 - £325,000



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 - 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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william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk