



Rose Avenue, Kirk Ella HU10 7FE

Welcome to

Rose Avenue, Kirk Ella

GUIDE PRICE £325,000 - £350,000

Beautiful Detached Home In Kirk Ella with - Entrance Hall, Lounge/Diner, Cloakroom, Kitchen/Diner, Utility Room, 3 Bedrooms (Master With En Suite), Shower Room, Gardens, Man Cave With Cloakroom, Off Street Parking & Garage!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin and chrome effect towel style radiator.

Lounge/Diner

With double glazed window to the front, 2 radiators, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated microwave, integrated wine fridge, 2 feature radiators, plinth lighting, spot light points, double glazed window to the front and double glazed bi-folding doors leading to the Rear Garden.

Utility Room

With work surfaces, base units, sink and drainer unit, plumbing for an automatic washing machine, space for a tumble dryer, radiator, double glazed window to the rear and understairs cupboard.

First Floor

Landing

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

Bedroom 1

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

En Suite

With walk in shower, low level wc, vanity wash hand basin, extractor fan, towel style radiator, spot light points and double glazed window to the front.

Bedroom 2

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

Bedroom 3

With double glazed window to the rear and radiator.

Shower Room

Shower Room with walk in shower, low level wc, vanity wash hand basin, extractor fan, towel style radiator and double glazed window to the front.

Outside

Front Garden

With side access gate, and block paved driveway to the front and side providing off street parking.

Rear Garden

With artificial lawned area, paved patio area, gravelled area, gravelled borders, wall and pergola.

Man Cave

With electric radiator and double glazed french style doors.

Cloakroom

With low level wc, vanity wash hand basin and towel style radiator.

Garage

With power, side access door and roller shutter 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.



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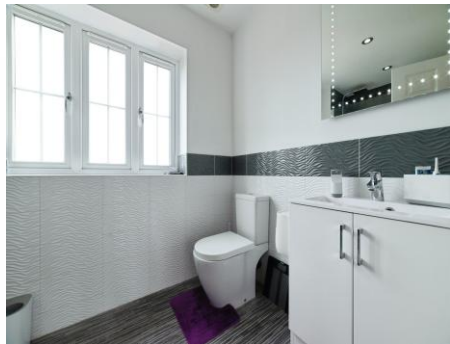
- GUIDE PRICE £325,000 - £350,000
- 3 Bedroom, Detached, Home In Kirk Ella
- Beautifully Presented Throughout
- Man Cave With Cloakroom In The Garden
- Lounge/Diner, Utility Room & Ground Floor Cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111588 - 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.

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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



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