staniford grays

62 Valley Drive, Kirk Ella, Hull, HU10 7PW

Offers Over £265,000

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Axel

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Hull, HU10 7PW

Offers Over £265,000

- LARGE PLOT WITH OPEN VIEWS
- FLEXIBLE FAMILY LIVING
- 3 BEDROOMS
- SMART PRESENTATION
- VIEWING ADVISED
- RE-MODELLED INTERIOR
- GATED DRIVEWAY GARAGE AND STORE
- EXTENDED TO REAR
- CONVENIENT KIRK ELLA SETTING

IMMACULATELY APPOINTED PROPERTY WITH MODERN STYLED INTERIOR SITUATED IN A CONVENIENT KIRK ELLA SETTING.

Offering a versatile layout with open field views to the rear, this 3 bedroom home remains suited for both families and downsizers alike looking to take advantage of the convenient West Hull setting,

Externally, parking provision is offered to a gated driveway and garage with a West facing rear garden enjoying good levels of seclusion and enviable size.

Internally the generously sized living space comprises; Entrance Hallway, open plan Lounge/Dayroom, extended second reception space and a ground floor Bathroom. To the first floor level 3 bedrooms of a good size feature leading from a central landing.

Given the size and quality of refurbished living space viewings comes highly advised.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this family home, accessed via hardwood entrance door leading to tiled entrance hallway, with feature glazed balustraded staircase with inbuilt pull-out cabinetry below, internal glazed oak door leads through to lounge and also access to ground floor bathroom.

BATHROOM 6'5" x 6'3" (1.98 x 1.93)
Immaculately appointed with contemporary sanitaryware, with a central focal point provided via raised elliptical freestanding bath with floor mounted feature gold tap point, smoked bathroom privacy screen, inset basin to vanity unit with feature tap point, w.c, heated rail, feature emerald green herringbone tiling to splashbacks, inset spotlights to ceiling.

RECEPTION LOUNGE 22'10" x 10'2" (6.98 x 3.11)
With uPVC anthracite grey triple glazed window to the front aspect, a central focal point is provided via a fireplace recess, suitably sized to accommodate furniture suite, oak floorcoverings, extending to a further day room area and providing access to the kitchen.

DAY ROOM 10'8" x 6'9" (3.27 x 2.07)
A versatile second reception space accessed via double glazed oak internal door from lounge, laminate to floorcoverings, bifolding doors to the rear elevation with full West facing garden outlook.

KITCHEN 14'6" x 8'7" (4.43 x 2.63)
With windows to the rear and side elevations and door leading to patio terrace, fitted with a range of modern wall and base units, contrasting work surfaces offering a generous expanse of preparation areas, feature tiling to splashbacks, 1.5 bowl sink and drainer, space for a number of white goods including space for fridge freezer, washing machine and dishwasher.

FIRST FLOOR

LANDING
Gives access to three bedrooms.

BEDROOM ONE 12'5" x 9'9" (3.80 x 2.99)
Of double bedroom proportions with uPVC triple glazed window to front elevation, deep storage cupboard currently used as a walk-in wardrobe, with separate w.c and incorporated basin.

BEDROOM TWO 11'8" x 7'10" (3.58 x 2.41)
With uPVC double glazed window to the elevated rear garden outlook with open field views beyond, deep storage cupboard.

BEDROOM THREE 8'5" x 8'4" (2.58 x 2.56)
With uPVC double glazed window to rear, fitted shelving and wardrobe.

OUTSIDE
A secure low level electronically operated entrance gate provides additional security to the generous driveway, being hard landscaped and offering ample parking provision for multiple vehicles down the side of the property also, in turn leading to garage with electronically operated access door, personnel access door to side and full power and lighting.
Gated access opens to an expansive rear garden area, with Indian stone patio extending from the building footprint and pathway leading down the side of the garage, with storage shed, generous laid to lawn grass section with open field views to the rear, boarded perimeter fencing. External tap, light points and power sockets.

AGENTS NOTE
An adjoining unregistered parcel of land exists which is evident in the photos spanning from the dark fenced boundary; please note this does not form part of the property sale. An applicant would need to undertake their own enquiries with regards to the incorporation and registration of Title.
The property has been valued as per the defined and registered boundary.
For further information please contact the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

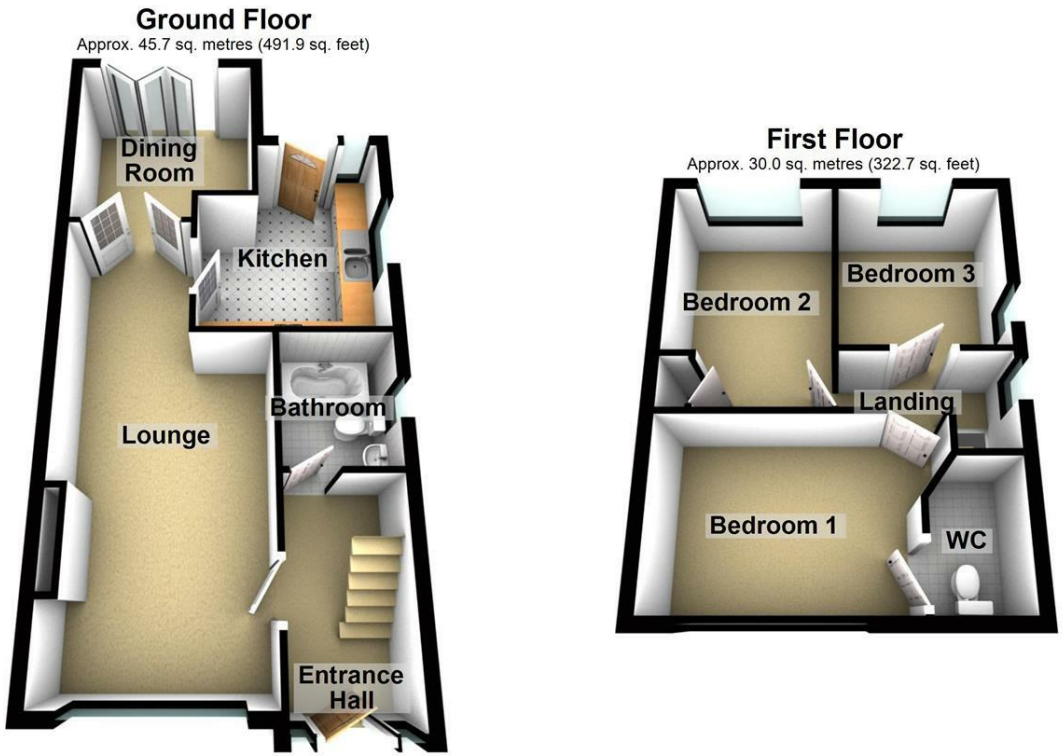
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

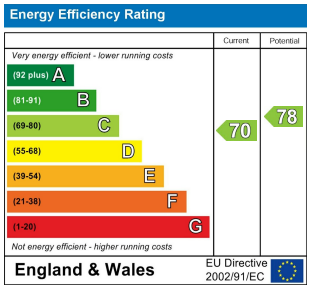
Floor Plans



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

Location Map

Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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