



**42**  
**Wolfreton Garth | Kirk Ella | HU10 7AD**

**£550,000**

# Wolfreton Garth, Kirk Ella

*IMPRESSIVE DETACHED BUNGALOW - EXTENSIVE RANGE OF ACCOMMODATION - IMMACULATELY PRESENTED THROUGHOUT*

*This substantial detached bungalow is one of the finest on the market and offers an extensive range of modern accommodation which is presented to an exacting standard. The property sits in beautifully landscaped gardens which have been expertly designed to benefit from a southerly aspect. The bungalow offers the ideal purchase for a variety of buyers who will be impressed by it's generous proportions and the light and airy feel throughout.*

*The versatile layout includes an entrance porch leading to a vestibule with double doors opening to a magnificent living/dining room. A contemporary breakfast kitchen features an extensive range of quality units with granite work surfaces and a range cooker. A pair of sliding doors open to the conservatory. Located off the kitchen is a useful boot room which leads to a utility room. A secondary entrance benefits from a cloakroom/wc.*

*The bedroom quarters include four generous bedrooms, two fitted and the fourth is currently utilised as an home office. The principal bedroom benefits from a contemporary en-suite shower room in addition to the main family bathroom and W.C.*

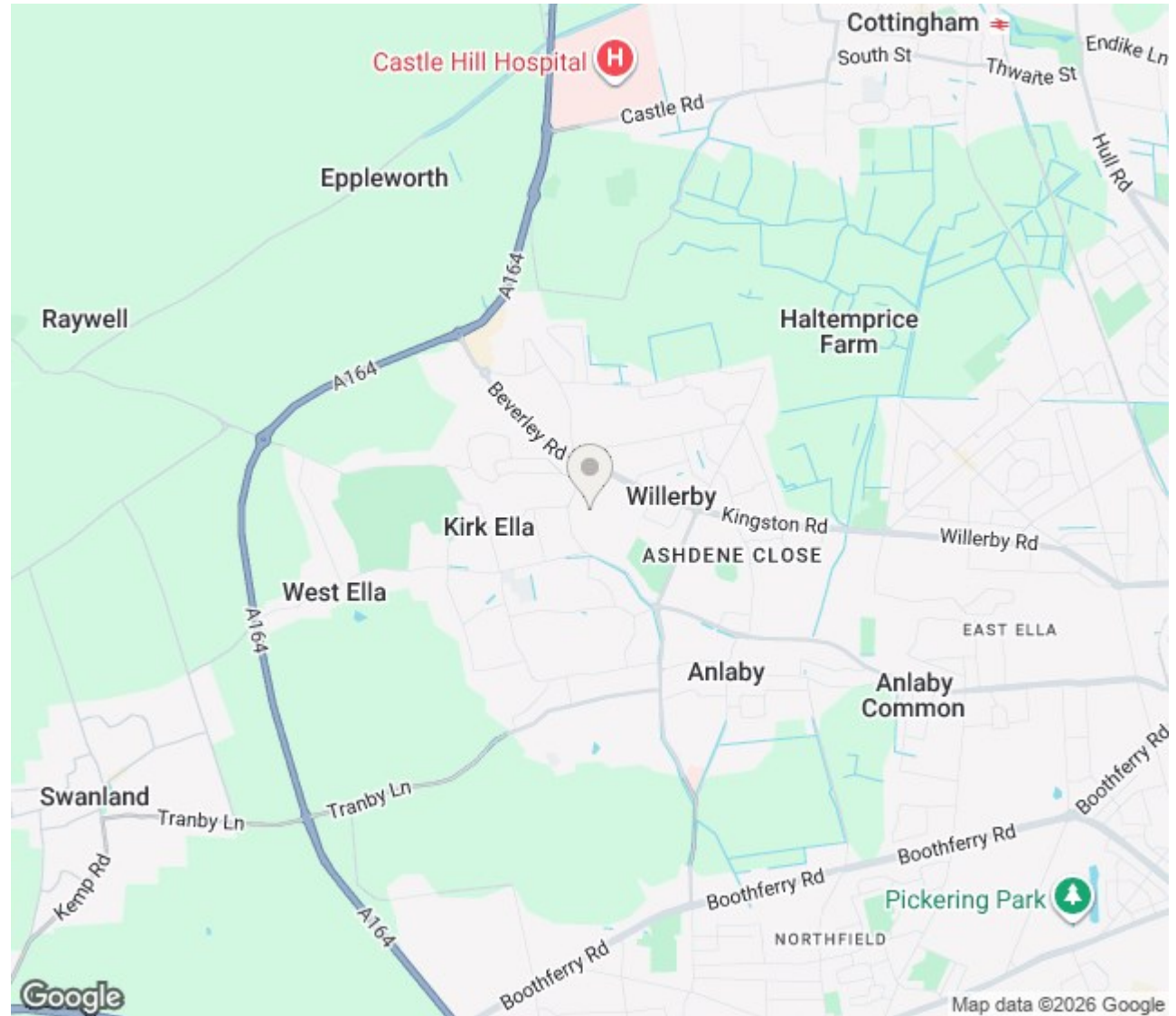
*A double width driveway leads to the large garage with automated up and over door, the landscaped gardens extend to all four sides of the property and have been designed with alfresco living in mind.*

*A truly delightful home which must be viewed.*



# Key Features

- Impressive Detached Bungalow
- Extensive Accommodation
- Immaculately Presented Throughout
- 4 Bedrooms Including Fitted Office
- Luxurious Bathroom & En-Suite
- High Quality Kitchen With Granite Worktops
- Separate Boot Room & Utility
- Thoughtfully Landscaped Garden
- Excellent Parking & Garage
- EPC = D / Council Tax = F



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## KIRK ELLA

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

Wolfreton Garth is a highly regarded residential cul-de-sac of detached properties situated off Beverley Road, Kirk Ella. Wolfreton Garth is conveniently placed and lies within close proximity of Willerby Square where a number of local shops can be found. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

The property is arranged over a single storey and comprises:

### ENTRANCE PORCH

With double glazed door allowing access to the property

### VESTIBULE

with double doors opening to:

### LIVING/DINING ROOM

23'10 max x 30' max (7.26m max x 9.14m max)

This impressive twin aspect living/dining room is of excellent proportions and features a beautiful limestone fire surround housing a contemporary living flame gas fire. There are recessed downlighters to the ceiling and windows to two elevations.

### BREAKFAST KITCHEN

24' x 11'11 (7.32m x 3.63m)

The quality breakfast kitchen is fitted with an extensive range of wall and base units mounted with granite worktops, breakfast bar and matching upstands. A range style cooker sits beneath a chimney style extractor hood, American fridge freezer, integrated dishwasher, under-counter sink unit and designer flexi-hose mixer tap. There is a window to the front elevation, a ceramic tiled floor, sliding patio doors open to the conservatory. There is ample space for a breakfast table and chairs.

### CONSERVATORY

8' x 8'8 (2.44m x 2.64m)

Located to the rear of the property, the uPVC double glazed conservatory features a tiled floor and two doors leading out to the garden.

### BOOT ROOM

6'5 x 7'6 (1.96m x 2.29m)

A useful boot room providing excellent storage, with fitted wall and base units and a window to the rear elevation. A continuation of the tiled flooring. Leading to:

### UTILITY ROOM

With fitted wall and base units, stainless steel sink, space and plumbing for automatic washing machine and additional appliances. There is a continuation of the tiled floor, a window to rear elevation and internal door to garage.

### LOBBY

With internal door to the garage, door to kitchen and cloakroom/WC.

### WC

with a fitted two piece suite comprising WC and wash basin

### INNER HALL

with access to the bedroom quarters. There is a built in cupboard and access to the roof void

### BEDROOM 1

15'9 x 11'5 (4.80m x 3.48m)

The master bedroom is a fantastic size and features a range of modern fitted furniture which includes wardrobes, dressing table and matching bedside cabinets. There is a window to the side elevation and en-suite facilities off

### EN SUITE

The luxurious en-suite is fitted with a modern suite which comprises large walk-in shower cubicle with a glazed screen and ceiling mounted "rainfall" shower head, "floating" wash basin and WC. Tiling to the walls and floor, recessed downlighters and a stainless steel heated towel rail.

### BEDROOM 2

13' x 9'11 (3.96m x 2.74m\*3.35m)

A spacious second bedroom with a range of modern fitted furniture which includes wardrobes, dressing table and matching bedside cabinets. A window to the front elevation

### BEDROOM 3

10'11 x 12' (3.33m x 3.66m)

A delightful guest bedroom of double proportions with a window to the rear elevation

### BEDROOM 4/OFFICE

9'1 x 8'5 (2.77m x 2.57m)

The fourth bedroom is currently utilised as an office but could easily be converted to a bedroom. There are fitted wardrobes, a desk and a window to the side elevation











#### BATHROOM

A sumptuous bathroom fitted with a modern four piece suite comprising encased double end bath, "floating" wash basin with cabinet below and corner shower cubicle. There is tiling to the walls and floor, a stainless steel heated towel rail and window to the side elevation

#### SEPARATE W.C.

With a WC, tiled floor and walls, a window to the side elevation

#### EXTERNAL

The attractive hard landscaped gardens extend around the property to all sides and have been thoughtfully designed to benefit the position of sunlight. A paved driveway provides excellent parking provisions and leads to a large garage. There are easy maintenance gravel and slate planting beds beyond a wall the front perimeter. The rear garden has also been designed for ease of maintenance with an attractive circular patio area and gravel borders. The delightful side garden enjoys a southerly aspect being mainly lawned with a further patio beneath a wooden pergola.

#### GARAGE

17'7 x 16'6 (5.36m x 5.03m)

With an automatic shutter door, light and power supply

#### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax Band for this property is Band F. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

#### TENURE

We understand that the property is Freehold.

#### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### VIEWINGS

Strictly by appointment with the sole agents.

#### PHOTOGRAPH DISCLAIMER

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

#### MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

#### AGENT NOTES.

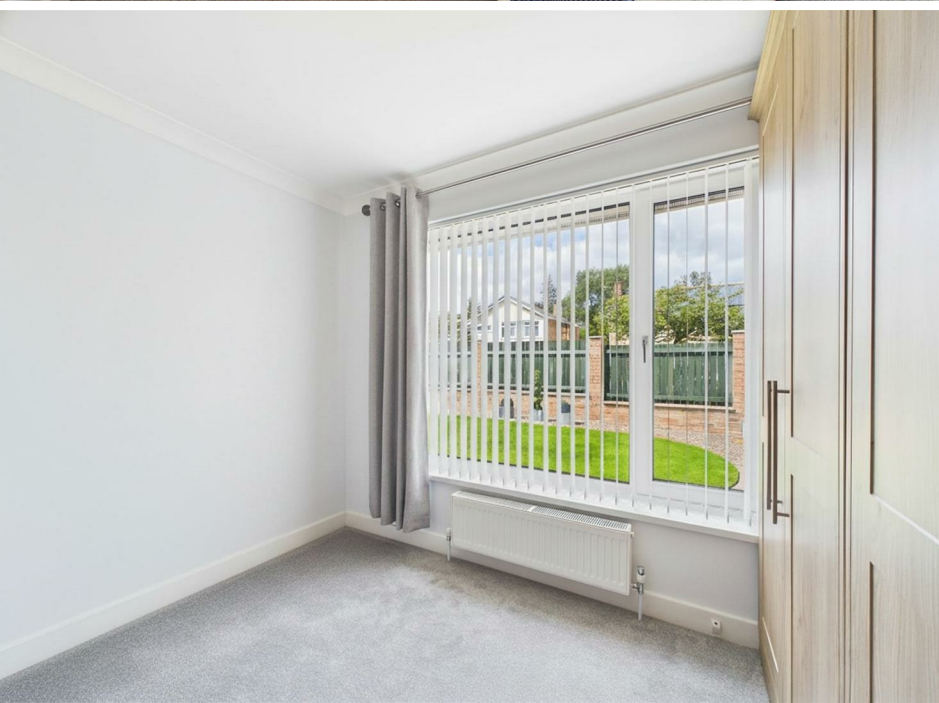
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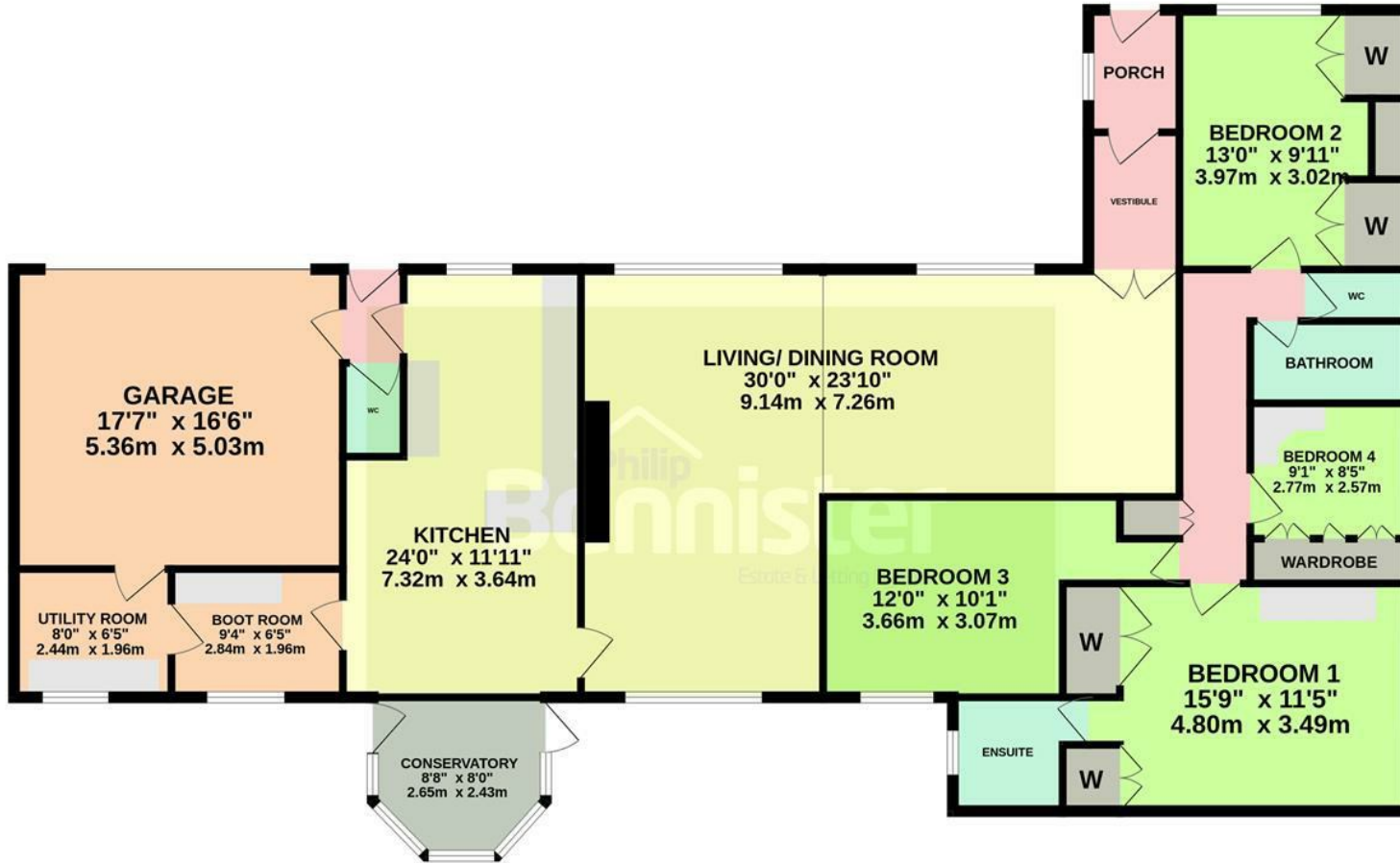






# GROUND FLOOR

1897 sq.ft. (176.2 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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