



Quick & Clarke
PROPERTY SPECIALISTS

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37 Annandale Road, Kirk Ella, Hull HU10 7UT
£359,950

- Fully renovated and remodelled
- Three bedrooms, one bathroom and two en-suites
- Flexibility of a ground floor bedroom and bathroom
- Fabulous open plan living dining kitchen
- Cosy living room with wood burning stove
- Attractive established southerly facing garden
- Extensive off street parking plus garage
- Covered BBQ & Hot Tub area
- EPC Rating: D
- Council Tax Band: D

Having undergone an extensive recent refurbishment and remodelling, this beautiful three-bedroom home offers highly flexible living space.

The ground floor features a versatile bedroom and a stunning family bathroom, while the current owners have created two further bedrooms on the first floor, both of which benefit from private en-suite facilities.

The thoughtful layout includes a cosy living room at the front of the property, centred around a charming wood-burning stove. To the rear, a fabulous open-plan living and dining kitchen overlooks the garden, creating a perfect space for modern life.

Positioned on an attractive plot, the property boasts an established south-facing garden, extensive off-street parking, and a garage. Presented in true move-in condition, internal viewing is highly recommended.

LOCATION

The property is situated on Annandale Road, positioned near the junction with Redlands Drive. Located in what is arguably one of the area's most sought-after villages just west of Hull, the property is well served by an extensive range of local amenities, including supermarkets, shops, restaurants, bars, and highly-regarded schools.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with obscured glass panel and matching panels to either side. Porcelain tiled floor, stairs to first floor accommodation with attractive oak newel post and storage cupboard under. Further large cloak cupboard.

LIVING ROOM

14'4" into bay x 12'6" (4.37m into bay x 3.81m)
A beautifully proportioned room situated to the front of the property, the focal point being a wood burning stove set on a tiled hearth with oak mantle above. Mounting on wall for television. Walk-in bay window to the front elevation, laminate flooring and contemporary styled radiator.

OPEN PLAN LIVING DINING KITCHEN

25'9" x 14'4" reducing to 10'8" (7.85m x 4.37m reducing to 3.25m)
A fabulous room situated to the rear of the property and with a southerly aspect overlooking the garden. The kitchen offers a contemporary range of storage units with laminate work surfaces and complementing ceramic tiled splashbacks. Five ring gas range with double ovens, integrated dishwasher and inset one and a half bowl sink and drainer. Porcelain tiled floor and French doors in the living dining area and further window over sink. Two contemporary styled radiators.

UTILITY ROOM

With a range of wall and base storage units. Space and plumbing for washing machine and tumble dryer. Recently fitted Ideal Standard boiler and window to both rear and side aspects. Porcelain tiled floor.

BEDROOM 1

11'5" x 11'4" (3.48m x 3.45m)
Ground floor double bedroom with window to front elevation.

SHOWER ROOM

9'0" x 8'10" (2.74m x 2.69m)
A stunning bathroom with twin hand wash basins set on vanity unit, large double size shower enclosure and w.c. with high level cistern. Two windows to the side elevation. Fully tiled walls and floor and contemporary styled radiator.

FIRST FLOOR

LANDING

Velux skylight.

BEDROOM 2

16'9" x 11'1" (5.11m x 3.38m)
A double bedroom with a dual aspect having window to the front and Velux window to the rear. Exposed black painted beams create a feeling of space and character. Contemporary styled radiator.

EN-SUITE TOILET

4'2" x 4'11" (1.27m x 1.50m)
With a two piece sanitary suite comprising close coupled w.c., corner hand wash basin, attractive wall board and contemporary styled radiator. Velux roof light and porcelain tiled floor.

BEDROOM 3

12'8" x 10'11" (3.86m x 3.33m)
Walk-in wardrobe, Velux roof light to the side aspect and access to the roof space for storage.

EN-SUITE TOILET

4'9" x 3'5" (1.45m x 1.04m)
Close coupled w.c. with hand wash basin built into the cistern. Chrome heated towel rail, tiled floor and Velux roof light.

OUTSIDE

The property is set back from the road with a wide brick sett drive providing ample parking both to the front and side of the property. The garden has a wide area of established planting to one side of the driveway.

One of the key features of the property is the beautiful and established southerly facing rear garden. Offering a multitude of different seating areas, there is a patio area immediately accessed from the living dining kitchen and with steps down to an area of lawn. To one side is a covered seating/barbeque area with an additional area where the current owners site a hot tub. Steps to the rear of the garden lead down to a characterful sunken garden which is the historic old cart road - formerly Gayton Lane which used to run between Church Lane and Riplingham Road. The owners have created a feature with an established rockery and a further seating area which is attractively sheltered by mature shrubs and trees.

GARAGE

22'2" x 8'5" (6.76m x 2.57m)
A generous sized garage with electric roller shutter door, side courtesy door and window. Supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

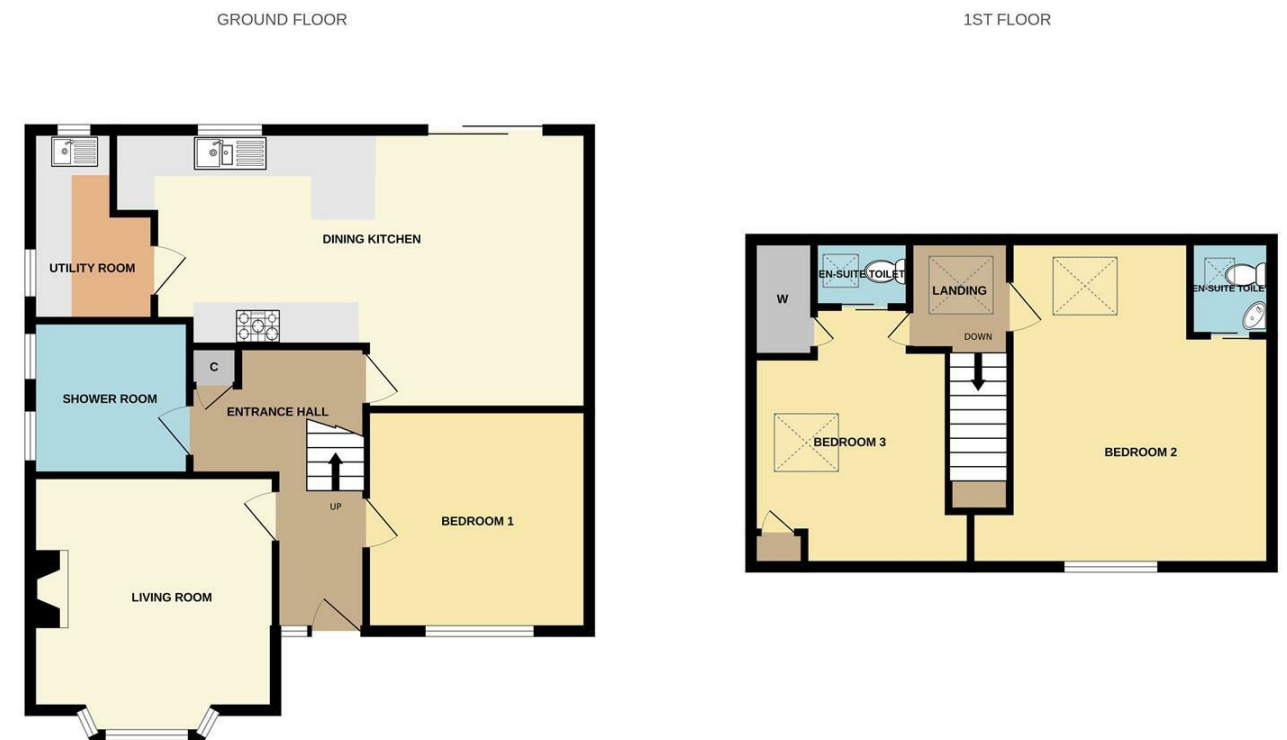
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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