CLUBLEYS

2, White Walk, Kirk Ella, HU10 7JH
Chain Free £335,000

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ABOUT THE PROPERTY

Occupying a substantial corner plot within one of Kirk Ella's most sought-after residential locations, this detached three-bedroom bungalow presents a rare opportunity for purchasers seeking both a comfortable home and exceptional future potential.

The property's standout feature is its generous plot, with an extensive side garden extending to a detached double garage positioned at the far end of the site. This unique arrangement creates a vast amount of outdoor space and offers outstanding scope for extension, remodelling or redevelopment, subject to the necessary consents.

The bungalow itself provides well-proportioned accommodation including three bedrooms, a bathroom, separate W.C. and spacious living areas. While some updating may be desired, it offers an excellent opportunity to create a wonderful long-term home tailored to individual requirements.

Rarely do properties combining such a generous plot, corner position and development potential become available in Kirk Ella. Offered with no onward chain, early viewing is strongly recommended.

Tenure - Freehold
Council Tax Band - D

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Estate Agents | Lettings Agents | Chartered Surveyors

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Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

COVERED ENTRANCE PORCH
With glazed UPVC entrance door and glazed side-screen. Tiled floor and exposed brick, ceiling light.

ENTRANCE HALL
Timber glazed entrance door and side screen. The entrance hall provides a range of built-in storage, radiator, two ceiling lights and a door off to bedroom one. It also contains additional storage which houses the electric circuit breaker and water tank. Door off to bedroom three/study.

BEDROOM ONE
3.638 x 3.101 (11'11" x 10'2")
Lovely sized room, with dual aspect windows to the side and front elevation, providing a range of built in furniture, vanity dressing table, radiator and ceiling light.

LOUNGE/DINER
5.867 x 3.882 (19'2" x 12'8")
Archway leading into a lounge/dining area with picture window to the front elevation, radiator, ceiling light. A feature fire surround with inset electric fire. Dual aspect windows. Additional archway into dining area with room for dining table and chairs, also a useful serving hatch into the kitchen. Radiator.

KITCHEN
3.444 x 3.374 (11'3" x 11'0")
A modern kitchen with a range of base, floor, wall units and drawer units with complimentary work surfaces and tiled splashbacks. Integrated electric oven and microwave, four ring electric hob, one and a half bowl single drainer sink unit. Space for washing machine, integrated fridge freezer, vinyl flooring, coving, ceiling light, and personal door with access to rear elevation.

BEDROOM TWO
3.115 x 2.415 (10'2" x 7'11")
With a range of built in fitted furniture, overhead storage and space for double bed with side units. Window to the side, radiator and ceiling light.

BEDROOM THREE/STUDY
3.035 x 2.492 (9'11" x 8'2")
Window to the side and radiator beneath. A generous sized room. Ceiling light.

SEPARATE WC
1.731 x 0.728 (5'8" x 2'4")
Located off the entrance hall, with a low flush WC. ceiling light and window to the rear elevation.

BATHROOM
1.704 x 1.642 (5'7" x 5'4")
Suite comprising: panelled bath with a Mira electric shower over and glazed screen. Pedestal wash hand basin, radiator, window to side elevation and ceiling light.

OUTSIDE
An extensive corner plot with multi paved garden to the front for ease of maintenance, a spacious lawned area, side driveway leading to a detached larger style garage which also provides additional parking and bin storage. A useful paved/stone area to one side, fenced to surrounds and established borders with shrubbery etc. A vast space with multiple use.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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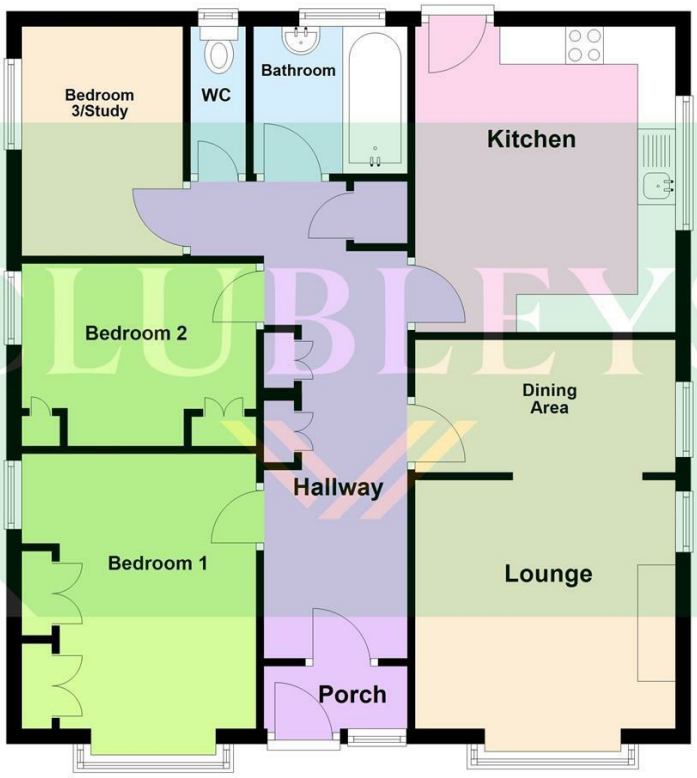
Ground Floor



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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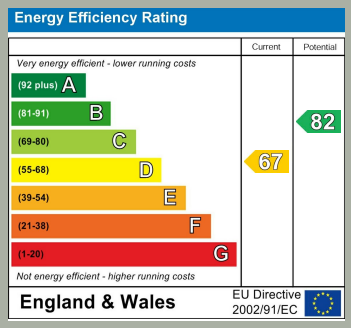

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.