



32 Kerry Drive, Kirk Ella, Hull, HU10 7NB

**LEONARDS**

SINCE 1884

- **Fabulous Executive Style Semi Detached Family Home**
- **Stunning Open Plan Ground Floor Layout**
- **Three Bedrooms (one fitted)**
- **Rear Patio with Pleasant Lawned Garden Beyond**

- **Well Regarded Residential Area**
- **Modern Fitted Kitchen with Bi Folding Doors**
- **Modern White Bathroom Suite**

- **Well Presented Accommodation**
- **Separate Utility Room and Ground Floor WC**
- **Off Road Parking for Two Cars**

Nestled in the charming suburb of Kirk Ella, Hull, this delightful semi-detached house on Kerry Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The fabulous open plan ground floor provides ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking for two vehicles, a valuable asset in this desirable area, allowing for easy access and convenience.

Kirk Ella is known for its friendly community atmosphere and local amenities, including access to shops, schools, and parks, all within easy reach. This location offers a peaceful retreat while still being well-connected to the vibrant city of Hull.

This semi-detached house on Kerry Drive is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its spacious layout and practical features, it is sure to appeal to a variety of tenants. Do not miss the chance to make this lovely property your new home.

Bond £1725 - Viewing via Leonards.

## £1,495 Per Calendar Month



**Location**

The immediate villages of Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities. The Haltemprice Sports and Community Centre is easily accessible along with Anlaby Retail Park where shops such as Morrisons, M&S Food and Next can be found. Convenient access to the A63 is available which leads to Hull city centre to the east and via the Humber Bridge there is access to the South Bank.

**Entrance Lobby**

Main front entrance door provides access into the property and lobby area. Opening into:

**Open Plan Lounge Area**

11'10" max x 22'8" (3.631m max x 6.929m)

A great open plan room with feature media wall having storage cupboards and decorative panelling. Window to the front elevation with radiator beneath. Wooden style flooring. Inset ceiling spot lights. Open plan access into:

**Open Plan Dining Area**

7'10" x 12'5" (2.401m x 3.795m)

Radiator with screen cover. Two wall lights. Wooden style flooring. Open plan access into the kitchen area plus access door to the utility with cloakroom.

**Kitchen Area**

18'7" x 11'11" (5.671m x 3.635m)

Undoubtedly one on the main features of this home is the stunning open plan kitchen. Extensively fitted with a matching range of base and wall units in a grey finish with contrasting work surfaces over with central island breakfast bar. Appliances of gas hob with inset extractor, electric oven, dishwasher and microwave. Space for freestanding American style fridge. Bi-folding doors with individual electrically operated roller blinds overlook the rear patio and garden area, sky lantern window, inset ceiling, wooden style flooring and radiator.

**Utility Room**

8'0" x 6'6" (2.446m x 1.997m)

Formerly believed to be the garage space for the property. It has been converted to provide a useful utility area with cloakroom WC and store of the original garage. The utility area is fitted with wall units with work top space with recess beneath for appliances. Cupboard with gas fired central heating boiler. Wooden style flooring, radiator and access doors into the cloakroom WC and store area

**Cloakroom WC**

Suite of WC, wash hand basin. Extractor fan and wooden style flooring.

**Store Area**

8'6" x 6'11" (2.606m x 2.124m)

Part of the original garage with electric roller door, light, power and internal door to the utility area.

**First Floor Landing**

Useful store cupboard off. Access doors to all rooms off.

**Bedroom One**

8'11" x 14'10" + recess (2.728m x 4.528m + recess)

Window to the front elevation and radiator.

**Bedroom Two**

11'8" x 8'2" (3.58m x 2.51m)

Window to the front elevation and radiator.

**Bedroom Three**

5'10" to wardrobes x 12'0" (1.787m to wardrobes x 3.679m)

Window to the rear elevation. Range of wardrobes with drawers. Radiator.

**Bathroom**

8'0" x 7'7" (2.441m x 2.314m)

Fitted with a modern white suite of bath with overhead shower with screen, vanity unit with twin wash hand basins, separate WC. Wall mounted storage unit, tiling to the walls and floor. Window to the rear elevation and towel rail radiator.



**Outside**

Occupying a pleasant garden plot position, there is off road parking to the front for two cars. A side pedestrian pathway leads to the rear garden patio and garden area beyond. The lovely rear garden has a generous patio area which immediately adjoins the rear of the house. Beyond which is a lawned garden area with side sleeper style beds. At the far end of the garden is a further patio area with pergola and fire pit.

**Energy Performance Certificate**

The current energy rating on the property C (72).

**Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**References & Security Bond**

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£345) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £1725 which will be payable on the tenancy start date together with the first month's rent of £1495. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

**Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

**Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

**Tenant Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number KIK196032000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

**Tenure**

The tenure of this property is Freehold.

**Viewings**

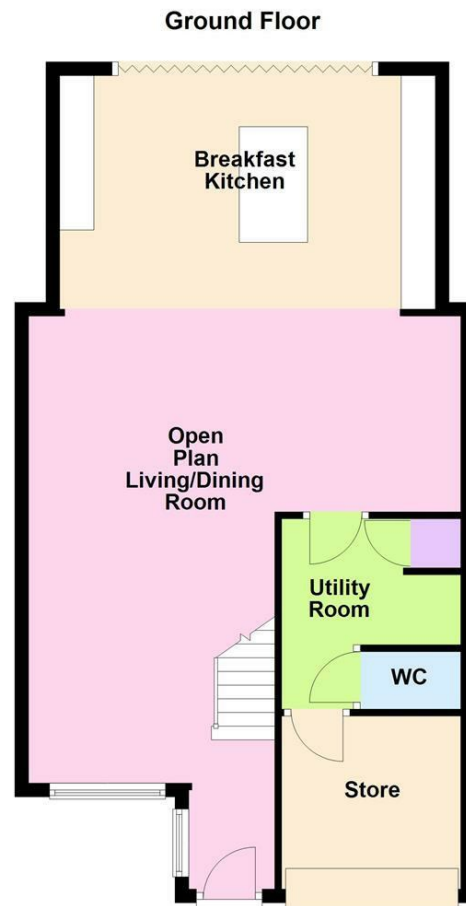
Strictly through the sole agents Leonards 01482 375212/01482 330777

**Free Lettings Market Appraisal/Valuation**

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

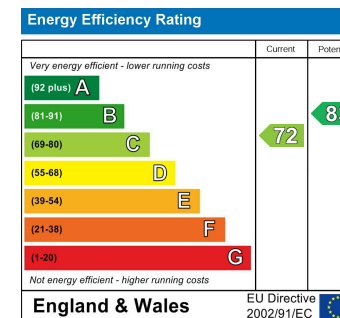






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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.



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