



**63 Annandale Road, Kirk Ella, Hull HU10 7UR**  
**£280,000**

- Two double bedrooms
- Light and bright layout to accommodation
- No onward chain
- Sought after Kirk Ella location
- Extensive off street parking plus garage
- South westerly facing garden
- Modern kitchen & wet room
- Council Tax Band: C
- EPC Rating: D

A spacious and well proportioned detached bungalow linked only by the garage and offered to the market with no onward chain. With a fabulous light and bright ambiance the property benefits from a modern kitchen and recently fitted wet room with separate w.c. On a generous size plot with extensive parking to the front and with the addition of a garage the property also has a south westerly facing garden. There is potential to extend into the loft( Subject to planning) Viewing is highly recommended.

LOCATION

The property is located on Annandale Road close to its junction with The Glen.

Lying within close proximity of the local amenities and facilities that both Willerby and Kirk Ella have to offer to include the local Waitrose supermarket. Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL

With exterior porch. uPVC front door with obscured glass panels opening into a wide and welcoming entrance hall. Windows in the corner of the living room offer borrowed light into the entrance hall and create a light and bright ambiance. Double storage cupboard and doors leading off to the living room and bedrooms.

LIVING ROOM

17'11" x 12'6" reducing to 11'4" (5.46m x 3.81m reducing to 3.45m)  
Of a size that offers the flexibility of having living and dining room furniture. Situated to the rear of the house and dual aspect with window to side and French doors opening onto the westerly facing rear garden. The focal point of the room is an attractive composite stone fireplace housing gas living flame fire.

KITCHEN

12'2" x 8'7" (3.71m x 2.62m)  
Offering a generous range of wall and base storage units with white fronts, laminate work surfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over, integrated double oven and grill, fridge freezer, space and plumbing for washing machine. Stainless steel corner double bowl sink and drainer. Boiler concealed in wall unit. uPVC glass panelled door with window to side opens out onto the rear garden.

BEDROOM 1

11'10" x 10'5" (3.61m x 3.18m)  
Window to front elevation and extensive range of fitted wardrobes, including matching dressing table.

BEDROOM 2

12'6" x 9'8" (3.81m x 2.95m)  
Window to front elevation.

WET ROOM / SHOWER ROOM

7'1" x 5'7" (2.16m x 1.70m)  
Modern two piece sanitary suite comprising walk-in shower with glass screen and vanity hand wash basin with storage under. Fully tiled walls. Heated towel rail and window to the side aspect.

SEPARATE W.C.

5'8" x 2'8" (1.73m x 0.81m)  
Close coupled w.c. and window to side elevation. Partially tiled walls.

OUTSIDE

The front garden has been laid under brick setts to provide an extensive parking area with the drive continuing down the side of the property to the garage.

The rear garden is of a generous size and westerly facing, the garden is terraced with two steps leading up to a lawned garden. Adjacent to the rear of the property is a flagged patio area which makes the most of the afternoon sun. The garden has been landscaped in the past with a central lawn and wide and well stocked flower borders. Access can be gained down the side of the house via a wrought iron gate.

GARAGE

17'2"x 8'6" (5.23mx 2.59m)  
With electric roller shutter door and supplied with light and power. Courtesy door providing access to the rear garden. Further two brick sheds attached behind the garage.

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

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. 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.

While 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. Made with Maplogic C2000