



11a St. Andrews Mount, Kirk Ella HU10 7TD
Offers Over £160,000

- Semi-detached house
- No forward chain!
- Three Bedrooms
- Two Receptions
- Superb plot
- In need of full modernisation (structural issues)
- Driveway and garage
- So much potential
- Council tax band D
- EPC - G

Located in this popular residential area and presented to the market with no chain, this 1930s semi-detached house is in need of full modernisation, however has so much potential. The property is subject to some structural issues, further details can be obtained through our Willerby office.

The property has two reception rooms, kitchen, three bedrooms, bathroom and separate WC, gardens and driveway. Overlooking St Andrews Church and offering a lovely plot on this popular cul-de-sac.

LOCATION

St Andrews Mount is located off Church Street in Kirk Ella and has a good range of local amenities.

Kirk Ella is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway, staircase leading to the first floor accommodation with storage cupboard under.

DINING ROOM

12'5 decreasing to 10' x 12' (3.78m decreasing to 3.05m x 3.66m)
Bay window to the front elevation.

SITTING ROOM

13'2 x 10'11 (4.01m x 3.33m)
Bay window to the front elevation, tiled fireplace and TV aerial point.

KITCHEN

14'5 x 5'11 max (4.39m x 1.80m max)
Window to the side elevation, base units with worksurfaces.

FIRST FLOOR

LANDING

BEDROOM 1

12'4 x 12'1 (3.76m x 3.68m)
Bay window to the front elevation.

BEDROOM 2

10'11 x 9'8 (3.33m x 2.95m)
Window to the rear elevation and cupboard.

BEDROOM 3

14'9 x 5'11 decreasing to 3'9 (4.50m x 1.80m decreasing to 1.14m)
Window to the rear elevation.

BATHROOM

Window to the front elevation, two piece white suite has panelled bath and pedestal wash basin with half tiled walls.

SEPARATE WC

Window to the side elevation and low level WC.

EXTERNAL

To the front of the property is a lawned garden with a driveway leading to a single brick garage.

The rear garden is of an established appearance, predominantly laid to lawn with shrubbery and plants.

AGENTS NOTE

We have been advised and seen a report that this property has had a sulphate attack. The report can be viewed in the office to satisfy any prospective purchaser's enquiries.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band D.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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