Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

4 Bluebell Avenue, Kirk Ella HU10 7FH

Offers Over £270,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Beautiful recently built property
- High spec - including many optional extras
- Immaculate throughout
- Westerly facing rear garden
- Exclusive development
- Convenient for shops & main road
- Attractive open plan layout
- EPC: B

THE PROPERTY

Recently built and boasting a high specification with many optional extras, this beautiful and well planned family house will not fail to impress. With a spacious feel courtesy of its ground floor open plan design, the property has generous room sizes and a Westerly facing garden. With a brick sett drive and ample space for parking for at least two cars, there is also a garage.

LOCATION

The property is located on the Western side of Bluebell Avenue which is accessed off Beverley Road, the B1232, via West Hill Road. Recently built by Beal Homes, the property is in a fantastic and convenient location between Willerby Square and the amenities which surround the large Waitrose supermarket lying just off the A164.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Having a modern composite front door with glass panels and laminate flooring. Stairs lead to the first floor accommodation.

LIVING ROOM

14'8" x 13'7" plus bay window (4.47m x 4.14m plus bay window)

A generously sized room and with an open plan feel courtesy of the timber glass panelled doors which open into the dining kitchen. There is a bay window to the front elevation, laminate flooring and attractive modern marble fireplace housing an electric fire. (The chimney is also certified for a gas fire).

DINING KITCHEN

17'1" x 12'5" (5.21m x 3.78m)

A real feature of the property is the large open plan dining kitchen. The kitchen is spacious with the current owner having two tables and as such may take both dining and living room furniture. The kitchen units were upgraded to include wall units which extend to ceiling height and thus offer much more space for storage. With contrasting laminate work surfaces there is a four ring stainless steel gas hob with matching extractor over and glass splashback, integrated oven, space and plumbing for a washing machine and dishwasher, integrated fridge freezer, composite one and a half bowl sink and drainer, French doors leading out into the rear garden with a window to one side and attractive tiled floor.

CLOAKS

6'4" x 3'2" (1.93m x 0.97m)

With a two piece sanitary suite comprising pedestal hand wash basin and low level w.c., tiled splashbacks and tiled floor.

FIRST FLOOR

LANDING

With a window to the side elevation.

BEDROOM 1

11'9" x 10'1" (3.58m x 3.07m)

Window to the front elevation and modern fitted cupboards with sliding fronts.

EN-SUITE

10'2" x 2'11" (3.10m x 0.89m)

With a modern three piece sanitary suite comprising low level w.c., pedestal hand wash basin, shower cubicle, attractively tiled walls to half height and heated towel rail.

BEDROOM 2

12'7" x 8'2" (3.84m x 2.49m)

Window to the rear elevation.

BEDROOM 3

8'11" x 8'8" (2.72m x 2.64m)

Window to the rear elevation.

BATHROOM

6'8" x 6'1" (2.03m x 1.85m)

With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin, modern panelled bath with separate thermostatic shower valve over and glass screen, heated towel rail, attractively tiled walls and a window to the front elevation.

OUTSIDE

The property sits in a slightly elevated position set back from the road with a brick sett drive leading down the side to the garage. The front garden has been laid to lawn. A brick sett path to match the driveway leads up with steps to the front door.

The rear garden is Westerly facing and well tended. With a generous area of lawn, there is a patio adjacent to the dining kitchen. Behind the garage is a fenced off area for refuse bins and there is a personnel door providing access to the garage.

GARAGE

17' x 8'7" (5.18m x 2.62m)

Of a generous size and height with a roller shutter door to the front and supplied with light and power. More storage could be created in the roof void.

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 (to be confirmed by the vendor's solicitor).

VIEWING

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

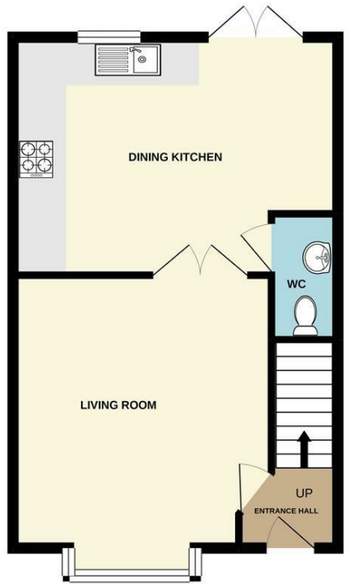
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

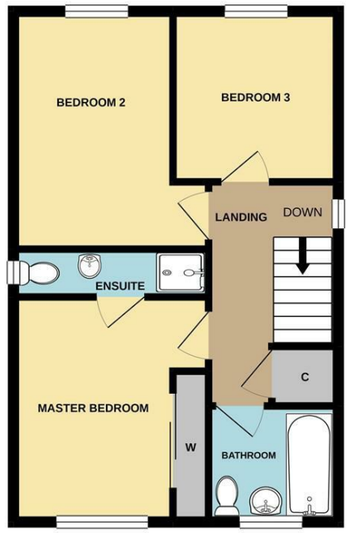
EPC RATING

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

GROUND FLOOR



1ST FLOOR



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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