Quick & Clarke
PROPERTY SPECIALISTS

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19 Wordsworth Avenue, Kirk Ella HU10 7GS

Offers Over £240,000

Beverley | Cottingham | Hornsea | Willerby

- Modern mid town house
- Cul-de-sac position
- Absolutely stunning throughout
- Spacious lounge
- Superb living dining kitchen with built-in appliances
- Three good sized bedrooms
- Two bathrooms and downstairs w.c.
- Beautifully designed garden
- Two parking spaces to the front
- EPC Rating: B. Council Tax Band: C

Located in a prime cul-de-sac position and forming part of this highly regarded modern development tucked neatly away off South Ella Way, we are delighted to offer to the market this exceptionally well-presented, modern mid town house. Simply ready to key turn and move into, the property is presented to Show House standards with spacious entrance hallway, downstairs w.c., lounge, superb modern living dining kitchen with a host of built-in appliances and French doors to garden. To the first floor there are three good sized bedrooms, the principal bedroom having an en -suite, and a modern house bathroom. The gardens are stunning and designed to provide great outdoor space, having a garden shed, and create the perfect haven to relax in at the end of the day. This stunning property now awaits its new owners to which an early viewing is highly recommended.

LOCATION

Wordsworth Avenue is a small exclusive development tucked neatly just off South Ella Way and lying with ease of reach of all the local amenities and facilities nearby.

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

A black composite door with glazed inserts and chrome fitments leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

W.C.

uPVC double glazed window to the front elevation and modern two piece suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE

16'2" x 10'2" maximum (4.93m x 3.10m maximum)
uPVC double glazed window to the front elevation and TV aerial point.

LIVING DINING KITCHEN

17'1" x 9'5" (5.21m x 2.87m)
uPVC double glazed French doors opening out into the rear garden and uPVC double glazed window, an extensive range of French Navy and White contemporary units with large storage drawers, contrasting work surfaces, built-in appliances comprising stainless steel gas hob, stainless steel splashback and stainless steel chimney extractor, stainless steel double electric fan oven, integrated fridge freezer and integrated dishwasher, space and plumbing for washing machine, sink unit with drainer and mixer tap.

FIRST FLOOR

LANDING

Access to loft.

BEDRROM 1

11'2" x 10' (3.40m x 3.05m)
uPVC double glazed window to the rear elevation.

EN-SUITE

uPVC double glazed window to the side elevation, modern three piece suite in white comprising independent shower cubicle, pedestal wash hand basin, low level w.c. and extractor.

BEDROOM 2

12'8" x 10' plus door well (3.86m x 3.05m plus door well)
uPVC double glazed window to the front elevation.

BEDROOM 3

8'10" x 8'8" (2.69m x 2.64m)
uPVC double glazed window to the front elevation.

BATHROOM

6'5" x 7'1" (1.96m x 2.16m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising pedestal wash hand basin, low level w.c. and panelled bath all beautifully complemented with tiled splashbacks, extractor and radiator.

OUTSIDE

To the front of the property there are two car parking spaces allocated to this property.

The rear garden is wonderfully designed to provide a superb backdrop to this beautiful home. With an extensive patio area covered by a timber pergola and leading down to a meticulously lawned garden with a timber shed.

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

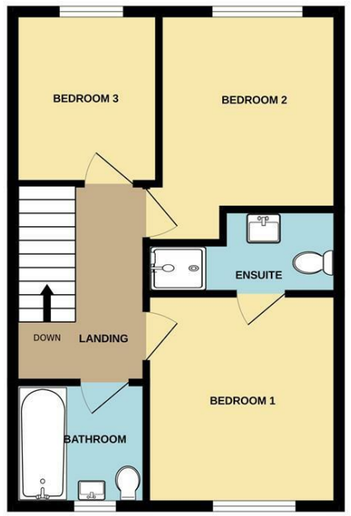
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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

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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