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QUICK & CLARKE
The Property Specialists

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31 Valley Drive, Kirk Ella HU10 7PL

£239,995

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- Modern kitchen and bathroom
- No onward chain
- Beautifully tended garden
- Off-street parking and garage
- Council tax band C
- EPC rating D

An attractive and distinctive bungalow with a superb light, bright and homely feel and situated in one of the most sought after villages in this area of East Yorkshire.

Offered to the market with no onward chain and benefiting from modern kitchen, which overlooks the garden, and bathroom, the property has a large open plan living room with space for both living and dining room furniture. With off-street parking and garage, the property is a gardener's paradise having a beautifully tended rear garden in which the previous owner spent a huge amount of time. Viewing is highly recommended.

LOCATION

The property is located in a slightly elevated position on the eastern side of Valley Drive between the junctions of Westlands Road and The Vale. Arguably situated in one of the most sought after areas of Kirk Ella, being leafy and well-established, the property is convenient for both the local school and broader array of amenities in this area of the West Hull Villages.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Timber front door with ornate glass panel, built-in cupboard.

LIVING ROOM

24'3 into bay x 12' (7.39m into bay x 3.66m)
A very generously sized room offering space for both living and dining room furniture. Dual aspect with bay window to the side and window overlooking the garden, the focal point of the room is an Adam style fireplace housing gas living flame fire with marble hearth and back.

KITCHEN

13'6 x 8'7 (4.11m x 2.62m)
Positioned to the rear of the property and with windows to both the side and rear aspects, the kitchen has been recently replaced with modern white base and larder units, complementing laminate worksurfaces with inset 1 1/2 bowl sink and drainer, slide-out space for oven and hob, integrated microwave, fridge and freezer. Wall-mounted Ideal Standard gas boiler, porcelain tiled floor and a composite rear door with ornate glass panel opening onto the rear garden.

BEDROOM 1

12'6 into bay x 11'5 (3.81m into bay x 3.48m)
An extensive range of built-in wardrobes including dressing table and bedside units, window to the front elevation.

BEDROOM 2

10'11 into wardrobes x 11'4 reducing to 7'11 (3.33m into wardrobes x 3.45m reducing to 2.41m)
Window to the front elevation, built-in wardrobes with sliding mirrored fronts.

BATHROOM

7'1 x 6'10 (2.16m x 2.08m)
Three piece suite comprising panelled bath with shower over, pedestal wash basin and low level WC. Two windows to the side elevation, fully tiled walls and floor.

OUTSIDE

The property has a brick sett drive to the front which provides ample parking for two cars. The drive continues down the side of the property to the garage.

The rear garden is beautifully tended and is accessed through a gate from the driveway. With an extensive area of lawn, the flower borders and wide and well-stocked. Two patio seating areas, one adjacent to the rear of the house and one at the end of the garden. There is also a shed for storage.

GARAGE

The garage is brick built with asbestos roof and timber vehicular door, further window and supplied with light and power.

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

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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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.