Quick & Clarke
PROPERTY SPECIALISTS

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50 Glenfield Drive, Kirk Ella HU10 7UL

Offers Over £300,000

Beverley | Cottingham | Hornsea | Willerby

- Detached "true" Bungalow
- No onward chain!
- Refurbished throughout to provide great turn-key accommodation
- Newly fitted contemporary Breakfast Kitchen
- Newly fitted modern shower room
- Two double Bedrooms
- Sun room
- Block sett driveway & single garage with electric door
- Viewing an absolute must
- EPC: D Council Tax: D

This superb detached "true" Bungalow is located in one of the areas most sought after locations. Having been refurbished throughout to provide modern, turn key styled accommodation with the added benefit of having no forward chain!

uPVC double glazing and gas central heating the accommodation has Entrance Porch, Hallway, Newly fitted contemporary Kitchen with built in oven and hob, Spacious Lounge Dining Room, Two Bedrooms, newly fitted modern Shower Room and sun room.

A block sett driveway to the side provides off street parking and leads down to a brick built detached garage with electric roller door. The enclosed garden provides great outdoor space.

Viewing is an absolute must!

LOCATION

Glenfield Drive is located off Redlands Drive and Annandale Road, which is central to Kirk Ella and lies within ease of reach of both Kirk Ella village centre and Willerby providing a good selection of local shops.

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

A timber door leads into:

ENTRANCE PORCH

uPVC glazed door leading into:

ENTRANCE HALLWAY

Fitted linen cupboard housing the new 2026 boiler.

LOUNGE/DINING ROOM

20' x 11'6" decreasing to 8'11" (6.10m x 3.51m decreasing to 2.72m)
uPVC double glazed bow window to the front elevation.

KITCHEN

13'5" x 8'8" (4.09m x 2.64m)
uPVC double glazed window to the front elevation, newly fitted contemporary base and wall units in a attractive green finish with worksurfaces. Breakfast Bar. Single oven and hob. Sink unit with drainer.

BEDROOM 1

12'1" x 8'7" to wardrobes (3.68m x 2.62m to wardrobes)
uPVC double glazed window to the rear elevation, sliding wardrobes providing hanging and storage facilities and additional fitted wardrobes.

BEDROOM 2

9'10" x 8'10" (3.00m x 2.69m)
Door leading into the Sun room.

SUN ROOM

Of uPVC and brick construction with uPVC door to the garden and tiled floor.

SHOWER ROOM

7'1" x 5'4" (2.16m x 1.63m)
uPVC double glazed window to the side elevation. Newly fitted 3 piece suite with independent shower cubicle, low level WC and wash hand basin all complimented with modern Shower boarding to walls.

OUTSIDE

To the front of the property there is an enclosed garden with an array of shrubs and plants. A newly laid block sett side driveway provides off-street parking and leads down to a single garage with electric roller shut door, power and light.

The rear garden offers a relatively good degree of privacy and is mainly laid to lawn with well stocked and maintained plants and shrubs.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas central heating (not tested)

DOUBLE GLAZING

The property benefits from majority 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

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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