



**QUICK & CLARKE**  
The Property Specialists

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**20 Elms Drive, Kirk Ella HU10 7QJ**  
**£347,500**

- Traditional semi detached house
- In excess of 1,100 sq ft
- Beautifully styled throughout
- Three reception rooms
- Contemporary kitchen
- Three bedrooms (two fitted)
- Modern shower room
- NO FORWARD CHAIN!
- Side driveway and garage
- EPC - awaited

Presented to the market with NO FORWARD CHAIN!. Located in one of the most highly sought after residential areas of Kirk Ella, we are delighted to offer to the market this exceptionally well presented, traditional semi-detached family home.

The property has been beautifully maintained and transformed over the years by the current owners to provide stylish elevations throughout, providing spacious entrance hallway, three reception rooms, contemporary fitted kitchen with a host of built-in appliances, and to the first floor there are three bedrooms, two of which are fitted, and a modern shower room. The gardens are beautifully tended and a side block sett driveway provides off street parking and leads to the single garage with electric door.

Simply ready to move in and enjoy living in a truly exceptional family home, an early viewing is highly recommended.

#### LOCATION

Elms Drive is located off West Ella Road and Church Lane and lies within walking distance of the village centre.

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 uPVC door with stained glass leaded inserts leads into the entrance hallway.

#### ENTRANCE HALLWAY

16'6 x 7'7 (5.03m x 2.31m)  
uPVC double glazed window to the side elevation, staircase with spindle balustrade leads to the first floor accommodation and understairs storage cupboard which houses the utility meters.

#### LOUNGE

15'6 into bay x 12'3 (4.72m into bay x 3.73m)  
uPVC double glazed walk-in bay window to the front elevation, modern oak fireplace with granite back and hearth incorporating a living flame gas fire, coving to ceiling and TV aerial point.

#### SITTING ROOM

14'6 x 10'9 plus doorwell (4.42m x 3.28m plus doorwell)  
uPVC double glazed French doors with side windows overlooking the rear garden, TV aerial point.

#### DINING ROOM

10'6 x 8'7 (3.20m x 2.62m)  
uPVC double glazed window to the side elevation.

#### KITCHEN

14'6 x 8'6 (4.42m x 2.59m)  
uPVC double glazed windows to the rear and side elevations and uPVC door leads out into the rear garden. An extensive range of contemporary gloss curved edge base and wall units with contrasting worksurfaces. Large storage drawers provide useful storage and pull-out recycle unit. Integrated fridge freezer, washing machine. Ceramic hob with Neff double fan oven and extractor.

#### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side elevation and access to loft.

#### BEDROOM 1

15'9 max x 12'6 max (4.80m max x 3.81m max)  
(15'9 into bay x 12'6 decreasing to 10'4 to wardrobes) uPVC double glazed walk-in bay window to the front elevation, modern fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 2

12' x 12'4 decreasing to 10'11 (3.66m x 3.76m decreasing to 3.33m)  
uPVC double glazed window to the rear elevation.

#### BEDROOM 3

8'6 x 6'1 (2.59m x 1.85m)  
uPVC double glazed oriel style window to the front elevation.

#### SHOWER ROOM

8'5 x 7' (2.57m x 2.13m)  
Large walk-in shower cubicle, wash hand basin set in vanity unit and low level WC, all beautifully complemented with full height tiling. uPVC double glazed windows to the rear and side elevations, extractor and cupboard housing the Ideal Vogue combi boiler, with Halo system.

#### EXTERNAL

To the front of the property there is an attractive garden with parking which extends to the side and leads down to the detached garage which has electric up & over door, power and light.

A gated side entry leads into the rear garden which is of good proportions and offers a good degree of privacy. Beautifully maintained with raised patio area, lawned garden and all-season planted borders, along with a garden shed with has power and light.

#### 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).

#### COUNCIL TAX

The Council Tax Band for this property is Band D.

#### 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 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

#### 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.

While 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, fixtures and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metropix 0523