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QUICK & CLARKE
The Property Specialists

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25 Mill Lane, Kirk Ella, Hull HU10 7QZ

£260,000

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- Well proportioned accommodation
- Three bedrooms - Two reception rooms
- Requiring some modernisation
- Modern gas boiler
- Close to St Andrew's Primary School
- Sought after village location
- Off street parking and garage
- Council Tax Band: D
- EPC Rating: TBC

This charming, well-proportioned family home in the highly sought-after village of Kirk Ella offers a fantastic opportunity to create your dream living space. While it would benefit from some modernisation, it's been lovingly maintained and features a modern gas boiler. Having flexible living space there are two spacious reception rooms, a well-kept kitchen with a pantry, three good-sized bedrooms, and a house bathroom with a separate WC.

Situated on a generous plot, the property boasts off-street parking, a detached garage, and beautifully manicured front and rear gardens. Its prime location, very close to St. Andrew's Primary School, makes it ideal for families. Offered with no onward chain and vacant possession, this home is ready for its next chapter.

LOCATION

The property is located on the eastern side of Mill Lane between its junction with South Ella Way and The Avenue. This much sought after area which lies close to St Andrew's Primary School has deservedly earned itself a reputation for being one of the most prime locations to live in East Yorkshire.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
12'9" x 6'8" (3.89m x 2.03m)
A wide and welcoming entrance hall with uPVC front door with obscured glass panels and matching windows to either side. Further round circular feature window to side elevation. Stairs to first floor accommodation with storage cupboard under.

LIVING ROOM
14'4" x 12'9" into bay (4.37m x 3.89m into bay)
Large walk-in bay window to front elevation.

DINING ROOM
15'10" x 11'3" reducing to 9'8" (4.83m x 3.43m reducing to 2.95m)
A further very well proportioned reception room with patio doors opening onto the rear garden.

KITCHEN
12'3" x 9'8" (3.73m x 2.95m)
With an extensive range of wall and base storage units with oak style fronts and laminate work surfaces. Ceramic tiled splashbacks. Four ring gas hob with extractor over and integrated oven. Inset porcelain sink and drainer. Space and plumbing for washing machine and tumble dryer. Window to rear elevation and door to the side giving access to the driveway. Large shelved-out pantry with window. A modern Ideal Standard gas boiler is fitted in the kitchen and concealed by one of the kitchen units.

FIRST FLOOR

LANDING
Window to side elevation.

BEDROOM 1
14'4" into bay x 11'4" into cupboards (4.37m into bay x 3.45m into cupboards)
Large walk-in bay window to the front elevation. One wall encompassing fitted wardrobes with matching dressing table, drawer and bedside units.

BEDROOM 2
11'4" into wardrobes x 10'10" (3.45m into wardrobes x 3.30m)
One wall encompassing fitted wardrobes with sliding fronts. Matching bedside units and dressing table. Window to rear elevation.

BEDROOM 3
8'3" x 7'6" (2.51m x 2.29m)
A generous sized single bedroom currently used as a study with desk, drawer units and further eye line storage units. Window to front elevation.

BATHROOM
8'1" x 5'5" (2.46m x 1.65m)
With a two piece sanitary suite in brown comprising panelled bath and pedestal hand wash basin. Fully tiled walls. Airing cupboard and window to the rear elevation.

W.C.
With low level w.c. Partially tiled walls and window to side elevation.

OUTSIDE
The property is set back from the road with a very well tended front garden which has central lawn and wide and well stocked flower borders. A tarmac drive leads down the side of the property and provides ample parking for a number of cars.

The rear garden is accessed through a gate. A further very well tended rear garden which is of a generous size for a property of this type. A central lawn is surrounded by wide and well stocked flower borders with some raised beds and ornamental shrubs and trees.

GARAGE
A detached brick garage with up and over doors to the front and side courtesy door. A pitched roof gives the opportunity to have storage in the roof space. 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.

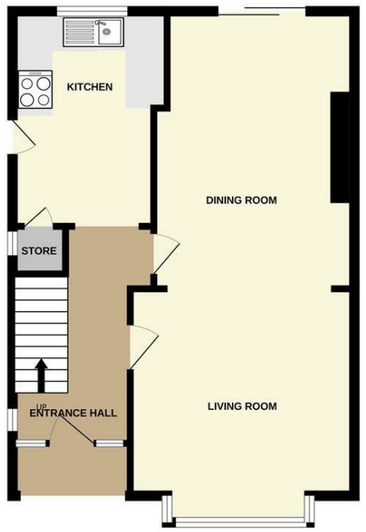
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

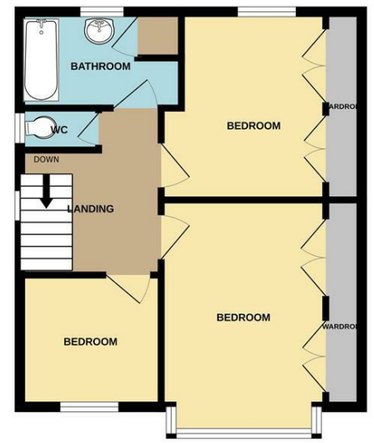
VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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



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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