



**8 Braids Walk, Kirk Ella HU10 7PD**  
**£535,000**

- Detached family residence
- Stunning elevated plot
- Over 2,000 square feet
- 4 bedrooms
- 2 reception rooms
- 2 bathrooms
- Driveway and garage
- Beautiful gardens
- Viewing a definite must
- EPC Rating: D

Located within this highly regarded residential area, and occupying a superb elevated plot backing onto the golf course, we are delighted to present to the market this truly exceptional detached family home.

Having been transformed and remodelled by the current owners the property boasts a decadence of stylish elevations throughout. Comprising of welcoming entrance hallway, stunning living/dining kitchen with built-in appliances, island and sitting area, utility room, two bedrooms downstairs, one of which is fitted, spacious lounge, stunning four piece bathroom and a staircase leading to the first floor accommodation which has two further double bedrooms, both of which are fitted, and a modern shower room.

The gardens are beautifully tended and provide great outdoor space with a great degree of privacy backing on to the golf course (ideal for those who enjoy a round of golf). There is a private driveway providing ample off-street parking and leading to a detached garage. This property is highly worthy of an internal viewing!

#### LOCATION

Braids Walk is located off Cottage Drive, which in turn is situated off West Ella Road and is a popular residential area with ease of access to the centre of Kirk Ella.

Lying within close proximity of the local amenities and facilities that both Willerby and Kirk Ella have to offer to include the local Waitrose supermarket. Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

A green composite door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Attractive wood flooring flowing throughout and fixed staircase leading to the first floor accommodation, uPVC double glazed window to the side elevation and access to the understairs storage cupboard.

##### LOUNGE

16'5" into bay decreasing to 14'9" x 13' (5.00m into bay decreasing to 4.50m x 3.96m)  
uPVC double glazed walk-in bay window to the front elevation, recessed fireplace with stone hearth and oak beam, uPVC double glazed window to the side elevation and TV aerial point.

##### LIVING/DINING KITCHEN

23'6" decreasing to 12'7" x 24' maximum (7.16m decreasing to 3.84m x 7.32m maximum)  
uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading out into the rear garden, an extensive range of bespoke ivory Shaker style base units with wooden worktops and matching handles, stainless steel double electric oven with hob, glass splashback and concealed extractor, space and plumbing for American style fridge freezer, central island with granite work surface, integrated dishwasher and pull out spice cabinet. Attractive wood flooring flows throughout this area and leads into the dining/sitting area.

##### UTILITY ROOM

uPVC double glazed window to the rear elevation and ivory units matching the kitchen, space and plumbing for washing machine, space for tumble dryer and door to garden.

##### BEDROOM 1

12'7" x 11'4" (3.84m x 3.45m)  
uPVC double glazed window to the front elevation, and modern fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 2

13' x 8'10" (3.96m x 2.69m)  
uPVC double glazed window to the side elevation.

##### BATHROOM

14'2" x 7'1" (4.32m x 2.16m)  
uPVC double glazed window to the side elevation, stunning four piece suite in white comprising independent shower cubicle with tiled splashbacks, freestanding bath with central tap suspended from the wall, floating vanity unit housing wash hand basin with central tap and low level w.c. all beautifully complemented by tile splashbacks in an Italian natural stone effect, tiled floor and towel radiator.

##### FIRST FLOOR

##### LANDING

Access to storage cupboard.

##### BEDROOM 3

17'5" to wardrobes x 14'3" maximum (5.31m to wardrobes x 4.34m maximum)  
uPVC double glazed window to the rear elevation, and fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 4

16'4" decreasing to 13' x 14'2" (4.98m decreasing to 3.96m x 4.32m)  
uPVC double glazed window to both the front and rear elevations, fitted wardrobes providing hanging and storage facilities.

##### EN-SUITE

6'6" x 6'5" (1.98m x 1.96m)  
uPVC double glazed window to the front elevation, independent shower cubicle with tiled splashbacks, low level w.c. and floating vanity unit housing the wash hand basin.

##### OUTSIDE

To the front of the property there is an ornamental brick wall shielding the front lawn which has planted borders. Steps and a path lead to the front door. A side driveway provides off-street parking and leads down to the garage which has up-and-over door, power and light.

The rear garden is beautifully designed and features an extensive patio with steps leading up to the elevated lawn with planted borders which fringes the golf course. The rear garden offers a relatively good degree of privacy.

##### 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 E.

##### 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.

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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