



QUICK & CLARKE
The Property Specialists

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16 The Glen, Kirk Ella HU10 7TN
Offers Over £320,000

- Semi-detached true bungalow
- No chain involved
- Extended with stylish elevations throughout
- Stunning living dining kitchen with island and built-in appliances
- Lounge with bay window and log burner
- Two double bedrooms (one of which is fitted) and loft area
- Newly fitted modern shower room
- Superb southerly facing low maintenance gardens, drive & brick detached store
- Close to local amenities including the golf club
- Council tax band D. EPC rating D.

Located within this highly regarded residential area, ideal for local amenities and the golf club, we are delighted to present to the market this stunning semi-detached Bungalow. Offered with no chain and simply ready to move into, the well-presented, extended accommodation enjoys over 1,000 square feet of living space.

Comprising entrance hallway, cloaks, lounge with walk-in bay window and fireplace and two double bedrooms, one of which is fitted. A superb living dining kitchen with bespoke units, matching island and a host of built-in appliances along with a modern shower room. The property also benefits from a fixed staircase leading to the loft area. Newly styled, southerly facing, low maintenance garden providing great outdoor space and a side driveway providing off street parking for several vehicles. There is a detached brick store in the garden providing great space and storage.

Viewing is a must as this truly is one very exceptional property!

LOCATION

The Glen is located in the heart of Kirk Ella close to the village amenities and facilities and within walking distance of the golf club!

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

ENTRANCE HALLWAY

Located to the side of the property, a double glazed door with glazed inserts leads into an entrance porch. A door leads into the entrance hallway which features a linen cupboard.

WC

Low level WC and wash basin.

LOUNGE

19'4 decreasing to 14'11 x 13'5 (5.89m decreasing to 4.55m x 4.09m)
uPVC double glazed walk-in bay window to the front elevation and two uPVC oriel style windows to side elevation making this a lovely light room. Fireplace with log burner having attractive tiled insert and hearth, coving to ceiling and TV aerial point.

LIVING DINING KITCHEN

25'10 max x 26'4 max (7.87m max x 8.03m max)
(25'10 into bay decreasing to 21'3 x 26'4 decreasing to 10'8) A superb versatile area with wood laminate flooring throughout and a walk-in bay with uPVC French door opening out into the rear garden. There is a fixed staircase from the dining area leading up to a loft area.

KITCHEN AREA

14'3 x 11'3 (4.34m x 3.43m)
Stunning bespoke kitchen in ivory and slate grey with timber worksurfaces and tiled splashbacks to the cooking area. The matching central island provides a great hub for gatherings. Induction hob with stainless steel chimney extractor and stainless steel double electric fan oven, 1 1/4 bowl sink unit with drainer and mixer tap, integrated wine rack and glass display cabinet with integral lighting. uPVC double glazed French doors opening into the rear garden and a uPVC double glazed window.

LOFT AREA

10'3 x 9'11 (3.12m x 3.02m)
Velux roof window, power and light, and access to eaves storage. Prospective purchasers should note that there are no Regulations in place and this is being marketed as loft area only.

BEDROOM 1

13' x 11' (3.96m x 3.35m)
Modern fitted walnut bedroom furniture providing storage cupboards, bedside cabinets, drawers and a vanity unit housing a wash basin. uPVC double glazed window to the front elevation.

BEDROOM 2

11'4 x 9' (3.45m x 2.74m)
uPVC double glazed window to the side elevation.

SHOWER ROOM

7'4 x 5'4 (2.24m x 1.63m)
Newly fitted three piece suite in white comprising walk-in shower cubicle, wash basin and low level WC, all beautifully complemented with modern aquaboard, towel radiator and extractor.

EXTERNAL

To the front of the property is a private driveway with integral feature block sett lines. A further gravelled parking area to the front extends down the side of the property and leads to the garage. An open plan lawned garden is complemented by well-stocked borders and a fenced boundary.

The rear garden is of a southerly aspect, offers a good degree of privacy and has been beautifully redesigned for ease of maintenance. Featuring an extensive patio seating area directly behind the property and to the head of the garden, an area of artificial lawn, timber garden shed and further detached brick shed with roller door, window, power and light.

DETACHED BRICK STORE

With 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 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

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, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0203