



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**19 South Ella Way, Kirk Ella, Hull HU10 7HB**  
**£189,000**

- First floor three bedroomed maisonette
- Superbly presented throughout
- Three double bedrooms
- Open plan living dining kitchen
- First floor w.c. and second floor house bathroom
- Enclosed garden and parking
- Ideally located
- Viewing an absolute must
- Council Tax Band: A
- EPC Rating: C

Located within this highly desirable residential area we are delighted to present to the market this truly exceptional first floor maisonette which offers over 1,300 square feet of well proportioned and designed accommodation to which only an internal viewing will fully appreciate. Ideally positioned for local amenities and facilities and commutability the property also benefits from private parking to the rear. Enjoying uPVC double glazing and gas central heating the property enjoys entrance hallway with w.c. off, open plan living dining kitchen with built-in appliances and attractive Karndean flooring flowing throughout and to the first floor of the maisonette there are three double bedrooms and a house bathroom. There is a communal garden which is owned to this property with private parking which is accessed via double gates to the rear.

An absolute superb opportunity has arisen to which an early viewing is an absolute must !

#### LOCATION

South Ella Way is located on the roundabout just off Beverley Road, Kirk Ella and is ideally located for all local amenities and facilities.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

### THE ACCOMMODATION COMPRISES

#### FIRST FLOOR

##### COMMUNAL ENTRANCE

From the ground floor there is a door with communal stairs and landing leading up to the front door of the apartment. There is a rear door which provides private access down into the garden and enclosed parking.

##### ENTRANCE HALLWAY

Attractive Karndean flooring and has staircase to the second floor accommodation. Storage cupboard.

##### W.C.

uPVC double glazed window to the rear elevation. Two piece suite in white enjoys low level w.c. and pedestal wash hand basin.

##### LIVING DINING KITCHEN

25'11" dec. to 13'5" x 25'9" dec. to 9'10" (7.90m dec. to 4.09m x 7.85m dec. to 3.00m)  
uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the front and rear elevation. Attractive Karndean flooring flows throughout this area in an attractive herringbone design. To the kitchen area there is an extensive range of fitted base and wall units with large feature storage units, contrasting work surfaces, space for fridge freezer and space and plumbing for washing machine. Stainless steel single electric oven and hob.

#### SECOND FLOOR

##### LANDING AREA

10'1" x 6'10" (3.07m x 2.08m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 1

15'0" x 12'3" (4.57m x 3.73m)  
Two uPVC double glazed windows to the front elevation.

##### BEDROOM 2

14'8" x 12'2" (4.47m x 3.71m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 3

11'0" x 8'2" (3.35m x 2.49m)  
uPVC double glazed window to the rear elevation. Fitted wardrobe providing hanging and storage facilities.

#### BATHROOM

7'7" x 5'9" plus recess (2.31m x 1.75m plus recess)  
Three piece suite in white enjoying panelled bath with shower over and shower screen, pedestal wash hand basin and low level w.c. Stained floorboards and towel radiator. Fully tiled with border tiling.

#### OUTSIDE

Staircase leads down to a private low maintenance garden which has garden shed and double timber gates which provide an off street parking space. Great outdoor space to thoroughly enjoy relaxing at the end of the day.

#### 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 Leasehold

(this will be confirmed by the vendor's solicitor).  
The maintenance charges for this property are £525 per month

#### 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

#### AGENTS NOTE

The service charge of £525 per annum as detailed, inclusions of which we are waiting confirmation.



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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