Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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# 1 Kirkway, Kirk Ella HU10 7ND

**£179,950**

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- Semi detached true bungalow
- Popular location
- No forward chain
- Majority uPVC double glazing
- Gas central heating
- Two double bedrooms
- Modern kitchen
- Side drive and garage
- EPC - awaited

Located within this highly desirable residential area this well presented semi detached true bungalow is brought to the market with no chain. Enjoying majority uPVC double glazing and gas fired central heating, the accommodation in brief enjoys entrance lobby, modern fitted kitchen, lounge dining room with fireplace, inner hallway leading to two double bedrooms (one of which is fitted) and a modern shower room. The gardens are well tended to the front and rear and a private side driveway provides off street parking and leads to the single garage. Awaiting its new owners to add their own design flair within, this superb bungalow is now available to view.

## LOCATION

1 Kirkway is located off Kerry Drive and Dalesway and lies in the popular village of Kirk Ella. 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 LOBBY

A wooden door with glazed inserts leads into entrance lobby with uPVC double glazed window to the front elevation.

## LOUNGE DINING ROOM

15'11 x 12'2 (4.85m x 3.71m)
uPVC double glazed picture bay window to the front elevation, Adam style fire surround with electric fire, and TV aerial point.

## KITCHEN

10'5 x 7'1 (3.18m x 2.16m)
uPVC double glazed window and door to the side elevation opening onto the driveway. Modern fitted white base and wall units with worksurfaces and tiled splashbacks, space and provision for cooker, space and plumbing for washing machine, sink unit with drainer, cupboard housing the gas central heating boiler.

## INNER HALLWAY

From the lounge the inner hallway provides access to both bedrooms. Access to loft space and linen cupboard.

## BEDROOM 1

12'10 x 8'8 (3.91m x 2.64m)
uPVC double glazed window to the rear elevation, full wall of mirrored sliderobes providing hanging and storage facilities, and additional fitted wardrobes.

## BEDROOM 2

10'7 x 8'10 (3.23m x 2.69m)
uPVC coated sliding patio doors opening out into the rear garden.

## SHOWER ROOM

7'5 x 5'10 (2.26m x 1.78m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys shower cubicle, low level WC and pedestal wash hand basin, tiled splashbacks.

## EXTERNAL

To the front of the property there is an open plan lawned garden. A side driveway provides off street parking and leads down to the single garage which has up & over door. The rear garden is well tended and features a patio leading down to a lawned garden with borders.

## 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 majority 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 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.

GROUND FLOOR

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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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.