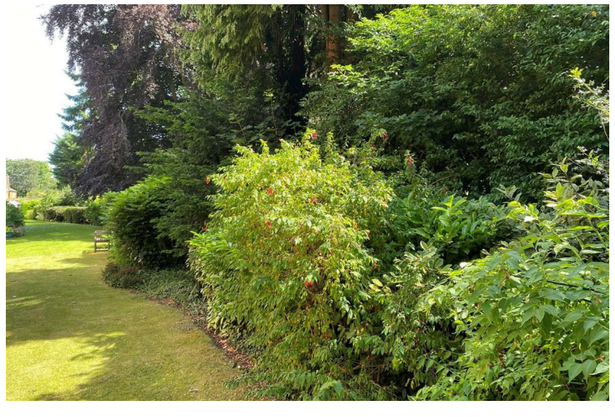

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QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
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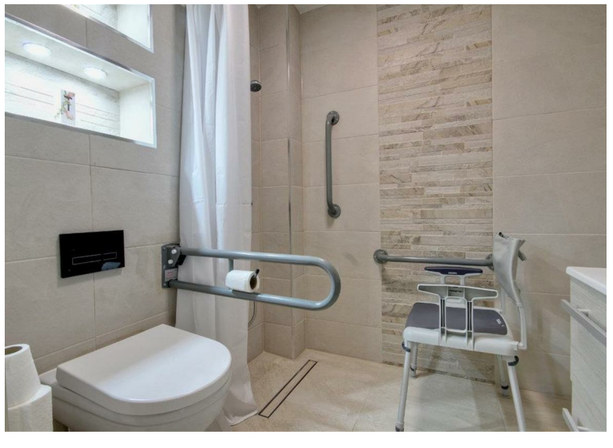

1 Ella Court, Kirk Ella HU10 7GA

Offers Over £125,000

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

- Over 60's retirement apartment
- Built by Messrs McArthy Stone
- Ground floor STUNNING apartment with private door
- Spacious Lounge Dining Room
- Modern Kitchen
- Two DOUBLE Bedrooms
- Newly fitted wet room
- Beautiful managed gardens
- Viewing is a must!
- EPC: C

This stunning GROUND floor retirement apartment is presented to the market with no forward chain! Forming part of this superb Over 60's development, beautifully set in private gardens and built by McCarthy Stone.

The outstanding accommodation benefits from uPVC double glazing and electric heating, and in brief has entrance hallway with two storage cupboards, spacious lounge dining room with modern fireplace and French door opening to the front, which offers independent access in addition to communal access through the main entrance. Modern fitted kitchen with built-in oven, two DOUBLE bedrooms and an outstanding modern wet room.

Residents can enjoy their own independence and private living, however they could choose to join in with organised events within the development, at which there is a part time House Manager. Residents lounge, kitchen and pre-bookable guest suite for any visitors wishing to stay over. The development also enjoys a private laundry for residents, a refuge area, lovely gardens which are maintained under the maintenance agreement. Awaiting its new owners to enjoy as much as the previous owner has, a viewing is a must.

LOCATION

Located in Kirk Ella off Redland Drive. 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. 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

LOUNGE DINING ROOM

17'1 max x 17'1 max (5.21m max x 5.21m max)
A uPVC door leads directly from the front of the building into the lounge dining room. Being of an irregular shape with uPVC double glazed windows to both elevations, beautiful modern fireplace with electric suite and TV aerial point. A door leads into:

KITCHEN

7'1 max x 7' average (2.16m max x 2.13m average)
uPVC double glazed window to the front elevation. An extensive range of maple fronted base and wall units with worksurfaces and tiled splashbacks. Electric hob with electric high level oven, sink unit and space for fridge.

INNER HALLWAY

The inner hallway provides access to the main front door which leads from the communal areas. There is a cupboard housing the hot water tank and also a cupboard for storage.

BEDROOM 1

14'4 plus recess x 10' max (4.37m plus recess x 3.05m max)
uPVC double glazed window to the side elevation, fitted wardrobes providing hanging and storage facilities, dressing table and drawers and additional mirror fronted wardrobes.

BEDROOM 2

12'2 x 9'3 max (3.71m x 2.82m max)
uPVC double glazed window to the front elevation, fitted cupboards providing storage facilities, and further built-in cupboards as this room has been used as an office.

WETROOM

Having recently been installed, a stunning suite with large walk-in shower area, tiled floor, fully tiled walls, wash hand basin and auto-flush low level WC. Recessed shelving with integral lighting, and extractor. Under floor heating.

EXTERNAL

The property has a residents car park. The main building itself has use of attractive, encased communal gardens, which are maintained under the maintenance agreement. With various seating areas its a great place to relax and enjoy time outside.

AGENTS NOTE

There is a charge of £225.57 pcm to include buildings insurance, maintenance of communal gardens, lighting and service of the lift. There is a 24 hour emergency system and use of a pre-bookable guest suite, laundry centre with chargeable washing machines and tumble driers. The main entrance hall has a communal lounge which has various regular organised events, and provides a great place to sit and chat, and enjoy time with other residents. Ground rent is £450 per annum.

Probate was applied for the beginning of June 2022.

SERVICES

Mains water, drainage and electricity are available or connected to the property. There is no gas supply to the development.

HEATING

The property benefits from electric heating.

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).

COUNCIL TAX

The Council Tax Band for this property currently shows as "deleted".

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 takes 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.