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QUICK & CLARKE
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# 69 Wolfreton Garth, Kirk Ella HU10 7AB

**Offers Over £425,000**

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- Imposing detached Bungalow
- Over 1,500 square feet
- Bespoke living dining kitchen
- Breakfast room and Utility Room
- Lounge with doors to Conservatory
- Two DOUBLE FITTED Bedrooms
- Two newly fitted en-suites
- WC off Entrance Hall
- West Facing garden, driveway and large garage
- EPC: awaited

Located within this highly desirable location we are delighted to present to the market what can only be described as an exceptional detached true bungalow. Superbly presented throughout and offering in excess of 1,500 square feet of accommodation.

Welcoming entrance hallway, spacious lounge with French doors leading to the conservatory which enjoys private views over the rear garden. A lovely living dining kitchen with built in appliances, breakfast room off with French doors and utility room. TWO DOUBLE fitted bedrooms both with newly remodelled en-suites off. There is also a WC off the hallway. The well tended west facing garden provides great outdoor space and there is a private driveway and LARGE garage. Viewing is a must on this property!

## LOCATION

Wolfreton Garth is located off Beverley Road and provides ease of access to Willerby Square facilities. 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

A composite self-locking door with glazed inserts leads into the entrance hallway, having wood laminate flooring and access to WC.

## WC

Low level WC and pedestal wash hand basin.

## LIVING DINING KITCHEN

25'8 x 10'11 (7.82m x 3.33m)
uPVC double glazed window to both the front and rear elevation. An extensive range of bespoke ivory fronted base and wall units with granite worksurfaces and tiled splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap, double electric fan oven with microwave combination and hob, integrated dishwasher. To the living dining area there is an electric flame effect fire. A door leads into:

## BREAKFAST ROOM

8'5 x 8'2 (2.57m x 2.49m)
uPVC double glazed French doors leading out into the rear garden and door leading into the garage.

## UTILITY ROOM

8'4 x 8'5 (2.54m x 2.57m)
uPVC double glazed window to the rear elevation, full wall of fitted linen airing cupboards with self drying component within, space and plumbing for washing machine.

## LOUNGE

17'10 x 14' (5.44m x 4.27m)
uPVC double glazed window to the side elevation and uPVC double glazed French doors opening out into the conservatory. Fireplace with living flame gas fire and TV aerial point.

## CONSERVATORY

18' x 12'4 (5.49m x 3.76m)
Of a uPVC and brick construction with French doors to garden.

## BEDROOM 1

14'11 max x 10'5 (4.55m max x 3.18m)
uPVC double glazed French door and uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities. A door leads into:

## EN-SUITE

10'2 x 6'8 (3.10m x 2.03m)
uPVC double glazed window to the side elevation. Jacuzzi spa bath, low level WC and wash hand basin set on modern vanity. Fully tiled walls and tiled floor.

## BEDROOM 2

17' x 12'2 max (5.18m x 3.71m max)
uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities. Open into:

## EN-SUITE

Walk-in shower cubicle, wash hand basin set in vanity unit and low level WC with contemporary tiled splashbacks and extractor.

## OUTSIDE

The property occupies a generous plot. There is an extensive block sett driveway to the front providing off-street parking, with a brick ornamental dwarf wall and spacious well stocked borders.

The rear garden is beautifully presented and west facing with patio area leading down to a meticulously lawned garden with well stocked borders. There is also a walkway to a small secret garden which is ideal for storage or further seating area.

## GARAGE

16'3 x 14'1 (4.95m x 4.29m)
Electric up & over door mechanism. The garage has been slightly altered to provide a proper storage room with plywood behind the main door, however this could easily be removed by the new buyers.

## 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.

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.