



**67 Mill Lane, Kirk Ella HU10 7JN**  
**£275,000**

- Semi detached true bungalow
- Highly regarded residential area
- Outstanding accommodation throughout
- Two reception rooms
- Modern fitted kitchen
- Two double bedrooms
- Modern four piece bathroom
- Integral garage and driveway
- An outstanding property awaiting an early viewing
- EPC - C

Located within this highly regarded residential area, we present what can only be described as a truly exceptional semi detached true bungalow. With no forward chain, the property has been modernised to provide a great standard of living throughout, enjoying uPVC double glazing and gas central heating.

An entrance porch leads to the hallway, lounge with modern fireplace, and dining room opening into a modern fitted kitchen with built-in appliances. There are two DOUBLE bedrooms and a modern four piece bathroom. The gardens are well tended and double wrought iron gates provide entry into the private driveway and lead to the single integral garage. This outstanding property deserves an early viewing!

#### LOCATION

Mill Lane is located in the 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 PORCH

A white uPVC door with glazed inserts and overhead window leads into entrance porch with door leading into entrance hallway.

#### ENTRANCE HALLWAY

Having attractive wood laminate flooring.

#### LOUNGE

15'8 x 11'3 (4.78m x 3.43m)  
uPVC double glazed picture bay window to the front elevation, contemporary granite fireplace with living flame gas fire, and TV aerial point. Double doors lead into the dining room.

#### DINING ROOM

10'11 x 10'9 (3.33m x 3.28m)  
Having wood laminate flooring and opening to the kitchen.

#### KITCHEN

10'10 x 8'10 (3.30m x 2.69m)  
uPVC double glazed window and door opening out into the rear garden. An extensive range of ivory shaker style base and wall units incorporating storage drawers with contrasting worksurfaces and coordinated tiled splashbacks. Stainless steel gas hob and fan oven, space for fridge freezer, space and plumbing for washing machine, stainless steel sink and drainer, attractive wood laminate flooring.

#### BEDROOM 1

17'10 x 9'11 (5.44m x 3.02m)  
uPVC double glazed window to the rear elevation.

#### BEDROOM 2

10'5 x 9'10 (3.18m x 3.00m)  
(10'5 to wardrobes plus doorwell x 9'10) uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

#### BATHROOM

8'10 x 8'7 (2.69m x 2.62m)  
uPVC double glazed window to the side elevation. Contemporary four piece suite in white enjoys walk-in shower cubicle with electric shower, panelled bath, pedestal wash hand basin and low level WC.

#### EXTERNAL

To the front of the property there are double wrought iron gates opening onto the private driveway. The lawned garden is edged with planted borders and there is a brick wall to the front perimeter.

A side gated entry leads into the rear garden which is well maintained and predominantly laid to lawn, with patio area, barbecue area and garden shed.

#### 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).

#### 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



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 floorplans contained herein, measurements of floors, 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 operation or efficiency can be given. Made with Metropix ©2022