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QUICK&CLARKE
The Property Specialists

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5 Ella Court, Kirk Ella HU10 7GA

£105,950

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- £105,950 FOR A LIMITED TIME ONLY WAS £115,950!!!
- Over 60's McCarthy Stone development
- French door to communal gardens
- Spacious lounge dining room
- Modern kitchen
- Fitted bedroom
- Modern shower room
- Use of communal facilities
- Parking and gardens
- EPC awaited

Forming part of this superb Over 60's development, beautifully set in private gardens and built by McCarthy & Stone. This GROUND floor over 60's apartment provides a great retirement home. Presented to the market with no chain, the outstanding accommodation benefits from uPVC double glazing and electric heating, and in brief has entrance hallway with storage cupboard, spacious lounge dining room with modern fireplace and French door opening to a private patio and communal gardens, modern fitted kitchen with built-in oven, superb fitted bedroom and modern shower 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 are maintained under the maintenance agreement, and private parking. Awaiting its new owners to enjoy as much as the previous owner has, a viewing is a must.

LOCATION

The property is located in Kirk Ella which is one of the region's most sought after areas, there are a number of local shops situated in the village centre with the surrounding area offering an extensive range of shops and public amenities. Also ideally located for Willerby Square. 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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A door leads into the entrance hallway having large walk-in storage cupboard which houses the hot water tank and shelving for linen storage.

LOUNGE / DINING ROOM

23'5" x 10'7" max (7.14m x 3.23m max)
(23'5" x 10'7" decreasing to 6'7") uPVC double glazed French door with side window opening out onto the communal gardens and small private patio area. Modern fireplace with electric flame fire, TV aerial point and double doors leading into the kitchen.

KITCHEN

7'7" x 7' average (2.31m x 2.13m average)
uPVC double glazed window to the rear elevation. Extensive range of modern maple fronted base and wall cupboards with drawers, worksurfaces and tiled splashbacks. Single electric waist level oven, electric hob and extractor, space for under-counter fridge, and sink unit with drainer and mixer.

BEDROOM

13'6" x 9'1" max (4.11m x 2.77m max)
(13'6" to wardrobes plus doorwell x 9'1" max) uPVC double glazed window to the rear elevation. Extensive range of modern bedroom furniture including mirrored wardrobes, fitted drawers and cabinets providing hanging and storage facilities, and TV aerial point.

SHOWER ROOM

6'9" x 5'7" (2.06m x 1.70m)
Modern three piece suite enjoying large walk-in shower cubicle, wash hand basin set in vanity unit and low level WC. Fully tiled to wet areas and extractor.

FACILITIES

The communal gardens are beautifully maintained and managed under the maintenance contract. There is residents parking within the development with space for visitors.

The development itself has a host of facilities for all residents with lifts serving all floors, communal lounge and kitchen, regular organised events, pre-bookable guest suite for visitors wishing to stay over, full use of the laundry room and refuge area. There is a part-time house manager available during the week.

The communal gardens are predominantly laid to lawn with an array of shrubbery and plants, and designed to create space and privacy for residents to enjoy.

AGENTS NOTE

We are advised that the maintenance charges are £150 per month with £180 every six months payable for the ground rent. This covers buildings insurance, communal facilities with the development, and also maintenance of the gardens, external cleaning, corridor maintenance and the added benefit of having a house manager.

SERVICES

All mains services are available or connected to the property with the exception of mains gas.

CENTRAL 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 (to be confirmed by the vendor's solicitor).

VIEWING

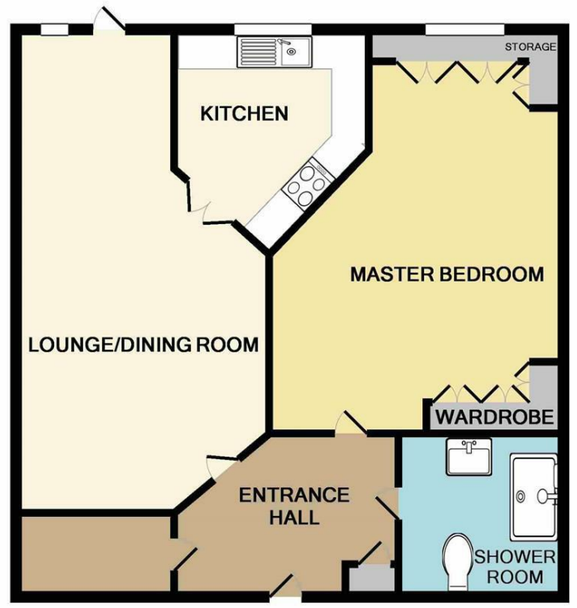
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

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.



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 floor plan 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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