



**11 Bladons Walk, Kirk Ella HU10 7AX**  
**£149,000**

- Ground Floor Apartment
- Superb exclusive development
- No chain
- Two fitted bedrooms
- Two bathrooms
- Spacious lounge/dining room
- Modern fitted breakfast kitchen
- Attractive gardens
- DOUBLE Garage & Parking
- EPC D

#### THE PROPERTY

Located within a highly regarded small residential area tucked away from Beverley Road, Kirk Ella, we are delighted to present to the market this lovely ground floor apartment. Beautifully presented throughout and having the added benefit of a double garage and ample parking, the property is brought to the market with no chain. This exclusive development of luxury apartments sits proudly on beautifully tended communal gardens and in brief enjoys; entrance hallway, spacious lounge/dining room enjoying splendid views over the rear garden, garden room, modern fitted breakfast kitchen with a host of built-in appliances, two fitted bedrooms the principal of which has an en-suite wet room, and a house bathroom. The secluded gardens are attractively maintained under the management contract. It goes without saying that viewing is a must on this beautiful apartment.

#### LOCATION

From Beverley Road, Kirk Ella, turn left onto Bladons Walk and following the road round leads into this exclusive courtyard. The apartment is located on the right hand side. Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network. The property is also within ease of reach of the amenities of Willerby Square.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALLWAY

A telecom operated door leads into the entrance hallway.

##### LOUNGE / DINING ROOM

19'7" maximum x 16'1" decreasing to 13' (5.97m maximum x 4.90m decreasing to 3.96m)  
uPVC double glazed window offering splendid views over the rear garden, TV aerial point and wall-mounted electric fire.

##### GARDEN ROOM

8'10" x 4'10" (2.69m x 1.47m)  
Enjoying splendid views over the rear garden and with sliding patio doors.

##### BREAKFAST KITCHEN

14'11" x 9'9" (4.55m x 2.97m)  
uPVC double glazed windows to the rear and side elevations. Modern fitted maple fronted base and wall cupboards with contrasting worksurfaces and co-ordinated tiled splashbacks. Under-unit lighting, integral wine rack, integrated fridge freezer and integrated dishwasher, stainless steel double electric fan oven, ceramic hob and stainless steel chimney extractor. Attractive tiled flooring.

##### BEDROOM 1

13'1" x 12' decreasing to 10' to wardrobes (3.99m x 3.66m decreasing to 3.05m to wardrobes)  
uPVC double glazed window overlooking the front aspect. Modern fitted wardrobes providing hanging and storage facilities with matching dressing table and double bed headboard, and a TV aerial point. A door leads into the wet room.

##### WET ROOM

uPVC double glazed window to the front elevation. Shower area, low level WC and pedestal wash hand basin. Fully tiled walls with attractive border tiling, tiled floor.

##### BEDROOM 2

9'10" x 7'11" (3.00m x 2.41m)  
uPVC double glazed window overlooking the front aspect, fitted wardrobes one of which conceals a pull-down guest bed, fitted vanity/desk ideal for those working from home.

##### FAMILY BATHROOM

Modern three piece suite in white enjoying low level WC, pedestal wash hand basin and panelled bath. Fully tiled walls with attractive border tiling, tiled floor, shaver socket and extractor.

##### EXTERNAL

To the front of the property there is access to the double garage which has two up and over doors, one being electric, power and light within. The apartment also benefits from two parking spaces located directly in front of the garage.

The communal gardens are beautifully presented, predominantly laid to lawn with plenty of area to sit out and enjoy external living.

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

##### SERVICE CHARGES

Service charge is £259.44 per month. Includes buildings insurance, maintenance of building, garden maintenance.

Lease is 999 years from new build,

##### 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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the 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. Made with Metagap ©2025