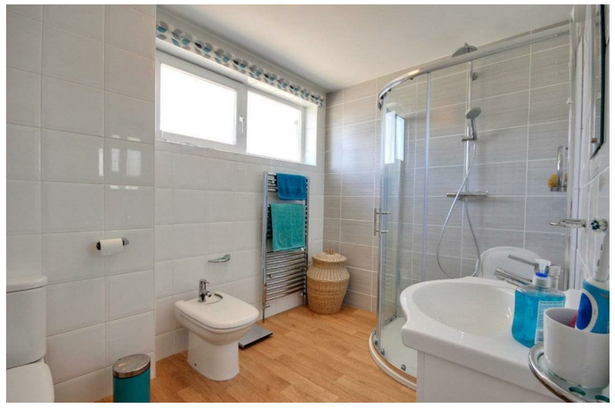

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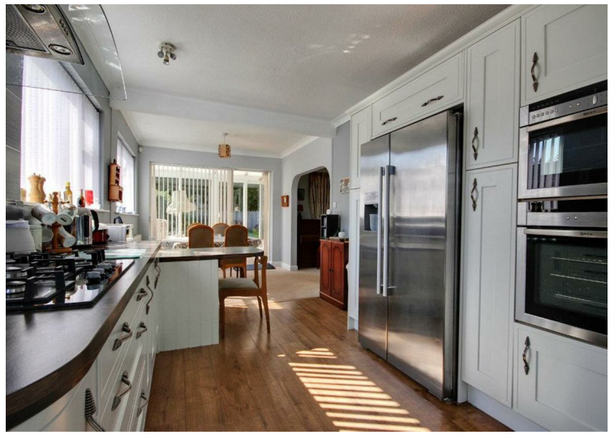
The Property Specialists

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



71 Wolfreton Garth, Kirk Ella, Hull HU10 7AB

Offers Over £450,000

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

- Detached chalet style bungalow
- No onward chain
- Beautifully presented with in excess of 1000 square feet
- Lounge opening in to the modern dining kitchen
- Conservatory
- Superb size bedroom with dressing area
- Two further bedrooms to the first floor
- Shower room and first floor 4 piece bathroom
- Beautiful west facing garden, driveway and integral garage with utility room to rear
- EPC Rating: C Council Tax Band: E

Located within one of the area's most highly regarded areas, this superb detached property offers in excess of 1000 square feet of superbly versatile accommodation. Offered with no onward chain the well presented accommodation enjoys entrance hallway, spacious lounge with beautiful views over the rear garden. An archway leads in to the dining kitchen with built in appliances, leading to the conservatory. There is a large bedroom with dressing area and modern shower room. To the first floor there are a further two bedrooms and a modern four piece bathroom. The Westerly facing gardens are superbly tended. A private driveway to the front provides off street parking and leads the single garage with utility room to the rear.

Simply ready to key turn and move in, an early viewing is an absolute must.

LOCATION

Wolfreton Garth is a popular area located off Beverley Road in Kirkella and lies within ease of reach of all the local amenities of both Willerby and 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

GROUND FLOOR

ENTRANCE HALLWAY

uPVC door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation. Double doors lead into the lounge.

LOUNGE

16'10" x 13'3" (5.13m x 4.04m)
With uPVC double glazed picture window enjoying stunning views over the rear garden. Living flame gas fire and t.v. aerial point. An opening leads into the dining kitchen.

DINING KITCHEN

25'0" x 10'0" (7.62m x 3.05m)
Having uPVC double glazed window to both the front and side elevations and uPVC door with glazed inserts from the side leads out to the side entry to garden.

To the kitchen area there is an extensive range of white Shaker style base and wall units with contrasting work surfaces and coordinated tiled splashbacks. Neff gas hob with Neff oven and microwave combination, breakfast bar, space and plumbing for American fridge freezer and integrated small dishwasher. One and a quarter bowl sink unit with drainer and mixer tap.

CONSERVATORY

12'0" x 7'5" (3.66m x 2.26m)
Leading off the dining area being of a uPVC and brick construction with sliding patio doors opening out into the rear garden.

BEDROOM 1

25'9" x 11'6" (7.85m x 3.51m)
uPVC double glazed window to both the front and rear elevations. To the front of the bedroom is a dressing area with two walls of fitted wardrobes providing hanging and storage facilities.

DOWNSTAIRS SHOWER ROOM

uPVC double glazed window to the front elevation. Modern suite in white enjoying large walk-in shower, pedestal wash hand basin, w.c. and bidet. Tiled splash backs to compliment.

FIRST FLOOR

LANDING AREA

With Velux roof window.

BEDROOM 2

18'9" decreasing to 14'6" x 15'0" (5.72m decreasing to 4.42m x 4.57m)
Walk-in storage area, two Velux roof windows to the front elevation and uPVC double glazed window to the rear elevation.

BEDROOM 3

13'9" x 9'3" (4.19m x 2.82m)
With uPVC double glazed window.

BATHROOM

Modern four piece suite in white and has panelled bath, independent shower cubicle, low level w.c. and pedestal hand wash basin.

OUTSIDE

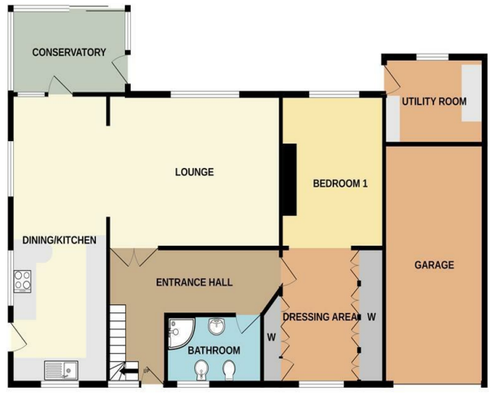
To the front of the property there is a private driveway providing off street parking for several vehicles and an enclosed lawn garden with small brick wall.

Gated side entry leads into the rear garden. The rear west facing garden is beautifully tended with greenhouse, two small timber sheds and lawned garden with patio. Well maintained and offering a good degree of privacy.

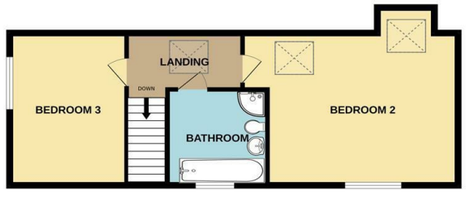
GARAGE

With electric up and over door, power and light with rear access to the utility room which has fitted cupboards, space and plumbing for washing machine and door into garden.

GROUND FLOOR



1ST 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 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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