



QUICK&CLARKE

The Property Specialists

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



21 White Walk, Kirk Ella, Hull HU10 7JH
£290,000

- Modern double fronted semi-detached "true" bungalow
- Having been refurbished throughout to a stunning standard
- Lounge with modern fireplace
- Outstanding dining kitchen with a host of built in and integrated appliances
- Three bedrooms
- Modern shower room
- Sun room
- Well tended garden
- Private driveway & single garage with electric door
- EPC Rating : TBC Council Tax Band: D

Located within this most sought after area, we are delighted to present to the market this truly exceptional semi-detached "true" bungalow. Having been fully refurbished to provide stylish, modern elevations throughout the property offers "key-turn" accommodation. With uPVC double glazing and gas central heating the bungalow enjoys entrance hallway with two storage cupboards, lounge with modern fireplace, stunning, contemporary dining kitchen with a host of built in and integrated appliances, sunroom, three bedrooms and a modern shower room.

There is a private driveway providing off street parking for several vehicles and leading down to the single garage with electric door. The property also benefits from having an EV Charger. The rear garden provides great outdoor space with shed and greenhouse.

This property really does have the WOW factor which can only be appreciated on internal viewing - do not let this one slip away!

LOCATION

White Walk is located off Mill Lane/Woodland Drive and is a popular residential area with nearby amenities both in Kirk Ella, Willerby, Anlaby and further afield.

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

ALL GROUND FLOOR

ENTRANCE HALLWAY

uPVC door with glazed inserts leads into the entrance hallway having two useful storage cupboards. Access to loft which has pull down ladder and is part boarded.

LOUNGE

12'6" x 12'0" (3.81m x 3.66m)
uPVC double glazed picture bay window to the front elevation. Modern fire surround with flame effect fire and TV aerial point.

DINING KITCHEN

17'1" x 11'2" (5.21m x 3.40m)
uPVC double glazed door leading into the sun room and uPVC double glazed window to the rear elevation. An extensive range of German white gloss soft close base and wall units complemented with beautiful quartz work surfaces and tiled splashbacks. There is an induction with single electric fan oven, integrated full height fridge and separate full height freezer, integrated washing machine and integrated dishwasher. Attractive neon lighting to the kickboard. Sunken sink unit.

SUN ROOM

9'5" x 7'1" (2.87m x 2.16m)
uPVC and brick construction with solid roof ceiling. uPVC door to garden.

BEDROOM 1

10'3" x 9'9" (3.12m x 2.97m)
uPVC double glazed window to both the rear and side elevations.

BEDROOM 2

12'0" max x 10'1" (3.66m max x 3.07m)
uPVC double glazed window to both the front and side elevations. Two double wardrobes.

BEDROOM 3

10'2" x 5'9" to wardrobes (3.10m x 1.75m to wardrobes)
uPVC double glazed window to the side elevation. Full wall of fitted bedroom furniture incorporating modern wardrobes with storage drawers and cupboards.

SHOWER ROOM

6'2" x 5'5" (1.88m x 1.65m)
uPVC double glazed window to the rear elevation. Modern three piece suite enjoys walk-in shower with aqua boarding. Fully tiled to remaining walls. Pedestal wash hand basin and low level w.c. Towel radiator and extractor.

OUTSIDE

To the front of the property is an attractive open plan garden which is lawned with central path to doorway.

A side driveway provides off street parking and leads down to a single brick garage with electric up and over door , power and light.

The rear garden is of good proportions and enjoys a small patio area leading down to a lawned garden with garden shed and greenhouse and offers a good degree of privacy and providing great outdoor space.

SINGLE GARAGE

With up and over door.

AGENTS NOTES

The property benefits from an internal air flor system which prevent condensation and assists with allergies. The property also benefits from an EV Charger.

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 the 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



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. Made with Metropix C2026