



**17 The Glen, Kirk Ella HU10 7TN**  
**Offers Over £350,000**

- Detached dormer bungalow
- No onward chain!
- Dual aspect lounge/dining room
- Kitchen
- Two ground floor bedrooms (one is used as a reception)
- Ground floor shower room
- First floor double bedroom
- Access to eaves which could lend potential to convert subject to planning
- Superb garden, driveway, good size garage with garden room attached
- EPC: Awaited Council Tax: C

This superb detached dormer bungalow sits proudly on its elevated plot, within the heart of this highly regarded residential area. Well presented throughout the property enjoys uPVC double glazing and gas central heating. The property is presented to the market with no onward chain.

Entrance hallway, dual aspect lounge dining room, kitchen, two ground floor bedrooms (one of which is currently used as a dining room) and modern shower room. To the first floor there is a further double bedroom and access to the eaves from the landing, which could potentially provide scope to convert to a further bedrooms (subject to planning regs).

The garden is delightful and provides great outdoor space. There is a private driveway leading to an extended garage with study/garden room to the rear.

Viewing is an absolute must to fully appreciate this gem of a property!

#### LOCATION

The Glen is located off Annandale which is ideally positioned for access from both the village of Kirk Ella and Willerby Square.

Lying within close proximity of the local amenities and facilities that both Willerby and Kirk Ella have to offer to include the local Waitrose supermarket. 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. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway having staircase leading to first floor accommodation. Understairs storage cupboard which houses the utility meters.

#### LOUNGE DINING ROOM

19'0" x 12'3" maximum (5.79m x 3.73m maximum) Enjoys dual aspect with uPVC double glazed window to both the front and rear elevations. Feature fireplace with living flame gas fire and TV aerial point. A door leads into the kitchen.

#### KITCHEN

13'4" x 7'10" (4.06m x 2.39m) uPVC double glazed window and door to the rear elevation. Fitted Shaker style base and wall units in a French navy finish with contrasting work surfaces and splashbacks. Space and provision for cooking. Sink unit with drainer. Space for fridge freezer and space and plumbing for washing machine.

#### BEDROOM 1

12'6" decreasing to 10'5" to wardrobes x 10'7" (3.81m decreasing to 3.18m to wardrobes x 3.23m) uPVC double glazed window to the front elevation. Full wall of fitted wardrobes enjoying three double wardrobes providing hanging and storage facilities.

#### BEDROOM 2 / RECEPTION

11'9" x 9'3" (3.58m x 2.82m) With uPVC double glazed window to the rear elevation.

#### SHOWER ROOM

7'9" x 5'7" (2.36m x 1.70m) uPVC double glazed window to the front elevation. Three piece modern suite in white enjoys independent shower cubicle, low level w.c. and pedestal wash hand basin. Tiled splashbacks to wet area.

#### FIRST FLOOR

##### LANDING AREA

Access area to the eaves. This area could easily provide a potential further bedroom subject to Planning.

#### BEDROOM 3

9'10" x 9'5" plus recess (3.00m x 2.87m plus recess) uPVC double glazed window to the side elevation. A full wall of fitted wardrobes providing hanging and storage facilities.

#### OUTSIDE

The property sits on an elevated plot of good proportions being predominantly laid to lawn both to the front and rear elevations. There is a private driveway providing off street parking for several vehicles and leads down to the detached garage.

The rear elevated garden enjoys greenhouse, patio and lawned garden.

#### DETACHED GARAGE

24'8" x 9'1" (7.52m x 2.77m) Up and over door, power and light. Side personal door and window overlooking the rear garden. Directly attached to the rear of this is an office/garden room.

#### OFFICE / GARDEN ROOM

10'0" x 8'9" (3.05m x 2.67m) With sliding patio door opening out into the rear garden.

#### 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 to include uPVC soffits and fascias.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### AGENT'S NOTES

We have been informed that there was some subsidence damage to the left hand corner of the Bungalow which was a result of a neighbour's conifer. This has been removed and works were carried out to rectify - a copy of this paperwork is available to view with the Willerby Office. This is from the paperwork we have in the office:-  
 "Reinstatement works were then undertaken as agreed with works being commenced on 12th February 2026 and completed on 13th February 2026 during which it was agreed that reinstatement works have been completed to a good standard".  
 "If there any concerns with the repair within 12 months, please contact GHG Solutions to discuss as the works do offer a guarantee. In the unlikely event damage reoccurs after 12 months, this would need to be reported to your insurance team"

#### 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



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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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.