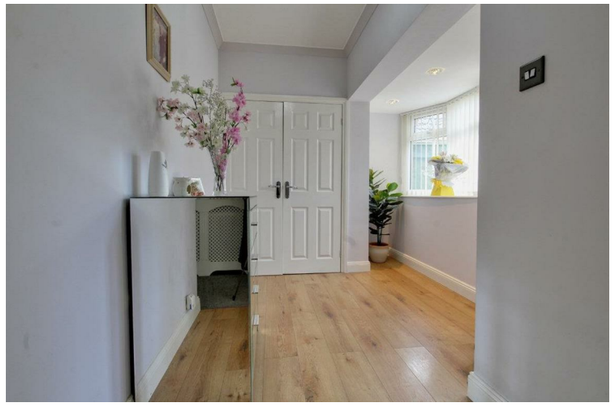

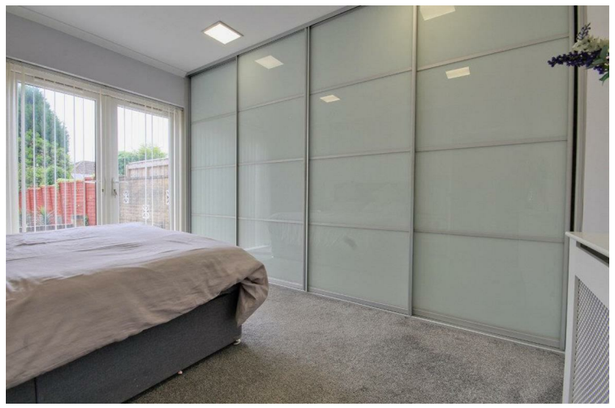

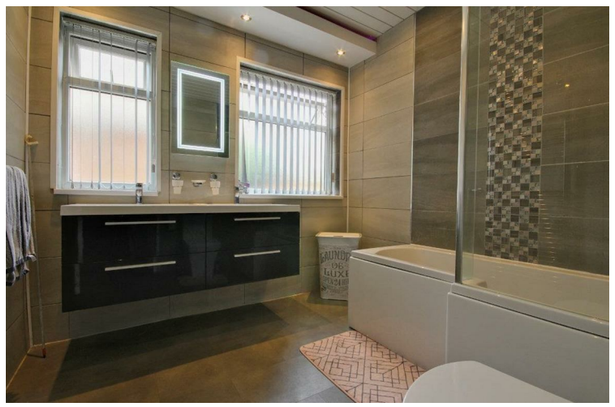

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7 Grundale, Kirk Ella HU10 7LA

Offers Over £300,000

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- Highly desirable residential area
- Traditional semi detached true Bungalow
- Superbly presented
- Lounge with fire
- Contemporary Dining Kitchen
- Two double Bedrooms with sliderobes
- Contemporary Bathroom
- Driveway & Garage
- Viewing is a must!
- EPC: E

Located within this highly regarded residential area and offered with no forward chain this beautifully refurbished semi detached true Bungalow awaits its new owners. With uPVC double glazing and gas central heating the property has welcoming Entrance Hallway, Lounge with contemporary fire, modern Dining Kitchen with range cooker, two double fitted Bedrooms with sliderobes and an outstanding contemporary Bathroom. The gardens are of good proportions with patio and lawned garden, store/summerhouse. There is parking to the front and the driveway extends to the side leading to the detached garage. Viewing is a must!!

LOCATION

Grundale is located off Easenby Avenue which in turn is accessed from Woodlands Drive in Anlaby and lies in a great location, within ease of reach of the outer ring road accessing the A63/M62. The village centre of Anlaby is a short car journey, Willerby Square and only 4 miles west of the city centre of Hull.

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

ENTRANCE HALLWAY

A composite door with glazed inserts leads into the entrance hallway having uPVC double glazed picture bay window to the front elevation, wood laminate flooring, radiator set in cabinet and double storage unit.

LOUNGE

17'9 x 13' (5.41m x 3.96m)
uPVC double glazed picture bay window to the front elevation and uPVC double glazed windows to both side elevations. Attractive wood laminate flooring, integrated living flame remote control fire and TV aerial point.

DINING KITCHEN

17'9 decreasing to 7'10 x 13'9 max (5.41m decreasing to 2.39m x 4.19m max)
uPVC double glazed window overlooking the rear garden and uPVC double glazed French doors opening out onto the rear patio. An extensive range of two tone gloss fronted base and wall units in a cream and light cashmere finish, worksurfaces and attractive tiled splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap. Range cooker with oversized extractor. Space and plumbing for washing machine. Wall mounted TV aerial point.

BEDROOM 1

12'10 x 11'10 (3.91m x 3.61m)
uPVC double glazed French doors opening out into the rear garden. Full wall of modern sliderobes providing hanging and storage facilities.

BEDROOM 2

11'7 x 11'4 (3.53m x 3.45m)
uPVC double glazed window to the side elevation and full wall of modern sliderobes.

BATHROOM

8'3 x 8'7 (2.51m x 2.62m)
Two uPVC double glazed windows to the side elevation. Contemporary four piece suite enjoys contemporary vanity unit housing twin sinks with mixer taps, shaped bath with shower over and shower screen, and low level WC. All beautifully complemented with full height decorative tiling, aqua boarding to the ceiling and integral lighting.

EXTERNAL

To the front of the property there is a private driveway extending to the front and side leading down to the garage, which has up & over door, power and light.

The rear garden is of good proportions and is well maintained with a patio area leading down to a lawned garden, a further seating area, and a detached store which could be used as a summerhouse.

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).

COUNCIL TAX

The Council Tax Band for this property is Band D.

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

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.