



**10 Highdales, Kirk Ella HU10 7QP**  
**£359,950**

- Detached true bungalow
- Prime cul-de-sac location
- No forward chain
- Two receptions, kitchen and conservatory
- Three fitted bedrooms and modern shower room
- Well-maintained gardens
- Driveway and double garage
- Simply ready to move into - viewing a must!
- Council tax band E
- EPC rating D

We are delighted to present to the market this outstanding detached true bungalow which occupies a superb plot towards the head of a cul-de-sac. Offered with no forward chain, the turnkey accommodation enjoys uPVC double glazing and gas central heating and in brief has spacious hallway, lounge dining room, kitchen opening onto a conservatory which has lovely views over the rear garden, three fitted bedrooms and a superb modern shower room. There are gardens to front and rear and a driveway provides off-street parking and leads to a double garage.

Now awaiting its new owners to fully embrace living in not only a great property but an equally great location. An early viewing is highly recommended.

#### LOCATION

Highdales is located off West Ella Road and lies within ease of reach of the centre of the village. 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 uPVC door with glazed inserts leads into the entrance hallway having access to loft and double doors to:

##### LOUNGE DINING ROOM

20'5 decreasing to 11'11 x 20'4 decreasing to 11' (6.22m decreasing to 3.63m x 6.20m decreasing to 3.)

##### LOUNGE AREA

20'4 x 11'11 (6.20m x 3.63m)  
uPVC double glazed windows to the front and side elevations, modern Adam style fire surround with marble back and hearth incorporating a flame effect fire, coving to ceiling and TV aerial point.

##### DINING AREA

11' x 8' (3.35m x 2.44m)  
Double doors leading back into the hallway.

##### KITCHEN

12'5 x 10'10 (3.78m x 3.30m)  
An extensive range of fitted base and wall units with worksurfaces and splashbacks, space and provision for electric cooking, space and plumbing for washing machine, stainless steel sink unit with drainer and mixer tap, wood laminate flooring, tiled splashbacks and under-unit lighting. Open to:

##### CONSERVATORY

9'4 x 7'10 (2.84m x 2.39m)  
Of uPVC and brick construction with self-cleaning glass roof, ceiling fan, wood laminate flooring and French doors to garden.

##### BEDROOM 1

12'4 x 11' max (3.76m x 3.35m max)  
uPVC double glazed window to the side elevation, fitted wardrobes and dressing table with drawers providing hanging and storage facilities.

##### BEDROOM 2

10'11 max x 8'11 (3.33m max x 2.72m)  
uPVC double glazed windows to both the front and side elevations, fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 3

13'1 max x 7'5 (3.99m max x 2.26m)  
uPVC double glazed window to the side elevation, modern fitted wardrobes providing hanging and storage facilities. A door leads into:

##### WC

Low level WC and uPVC double glazed window to the side elevation.

##### SHOWER ROOM

10'1 x 8'11 (3.07m x 2.72m)  
Modern white suite enjoys walk-in shower cubicle and vanity unit housing the WC and wash basin all beautifully complemented by aquaboarding to wet areas, tiled flooring, extractor and linen cupboard. Two uPVC double glazed windows to the rear elevation.

##### EXTERNAL

There are wrought iron gates to the front providing access onto the extensive driveway which has parking for several vehicles and leads to the double garage. The front garden is lawned with low maintenance gravelled borders having an array of shrubbery and plants.

The rear garden is beautifully maintained having an extensive patio area leading onto a lawned garden with established borders.

##### DOUBLE GARAGE

A detached double garage with up & over door, power and light.

##### 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 E.

##### 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

##### 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 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 quantity or efficiency can be given. Made with Mensur CS23