



14 Allanhall Way, Kirk Ella, HU10 7QU

FINE & COUNTRY

THIS SUBSTANTIAL REFURBISHED TRUE BUNGALOW PROVIDES OVER 1,700 SQ.FT.
IN THE CENTRE OF THE VILLAGE



No Onward Chain

Standing on a good size mature plot with a wide road frontage, in and out driveway and large double garage. This property has been the subject of a recent refurbishment providing three double bedroom accommodation on one level, offering more space than many four bedroom houses, having the added benefit of a south facing rear garden. This property comes highly recommended.

Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

Accommodation

The accommodation is arranged over one level and can be seen in more detail on the dimensioned floorplan forming part of these sales particulars and briefly comprising as follow:

Entrance Porch

L Shaped Entrance Hall

With built-in cloaks cupboard and further linen cupboard.



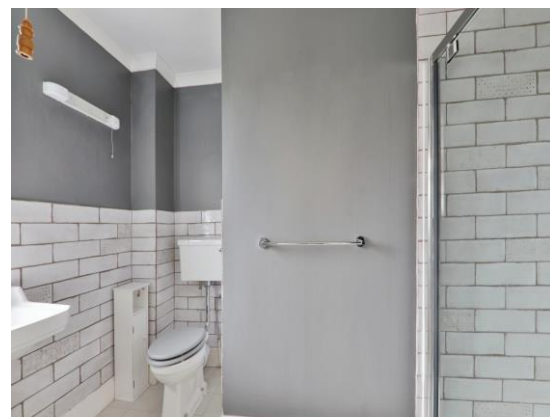


Cloakroom/WC
With wash hand basin.

Lounge
Enjoying a south facing aspect over the garden and French doors to the patio. Inset cast iron gas stove.

Dining Living Kitchen
The kitchen area has been refitted with stylish range of floor and wall cabinets with complementing worktops and centre island unit, built-in oven and hob plus microwave and dishwasher.

The dining area has a large built-in cupboard.



Master Bedroom
Range of fitted wardrobes.

En-suite Shower Room
Re-fitted with a stylish three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c. with complementing tiling.

Bedroom 2

Bedroom 3

Bathroom

Has been re-fitted and includes a stylish four piece suite comprising free standing bath, shower cubicle, pedestal wash hand basin and low level w.c. plus heated towel rail and complementing tiling.

Outside

The property stands particularly well with a wide road frontage. An in and out driveway provides good access to multiple parking in front of a substantial double garage with plumbing for automatic washing machine behind which is a substantial brick built store. The gardens extend to both sides of the property providing ample scope for further development if desired. The rear garden enjoys a south facing aspect with an elevated patio area. The garden is mainly lawned with a variety of ornamental shrubs and plants.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has a gas fired central heating system to panelled radiator.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

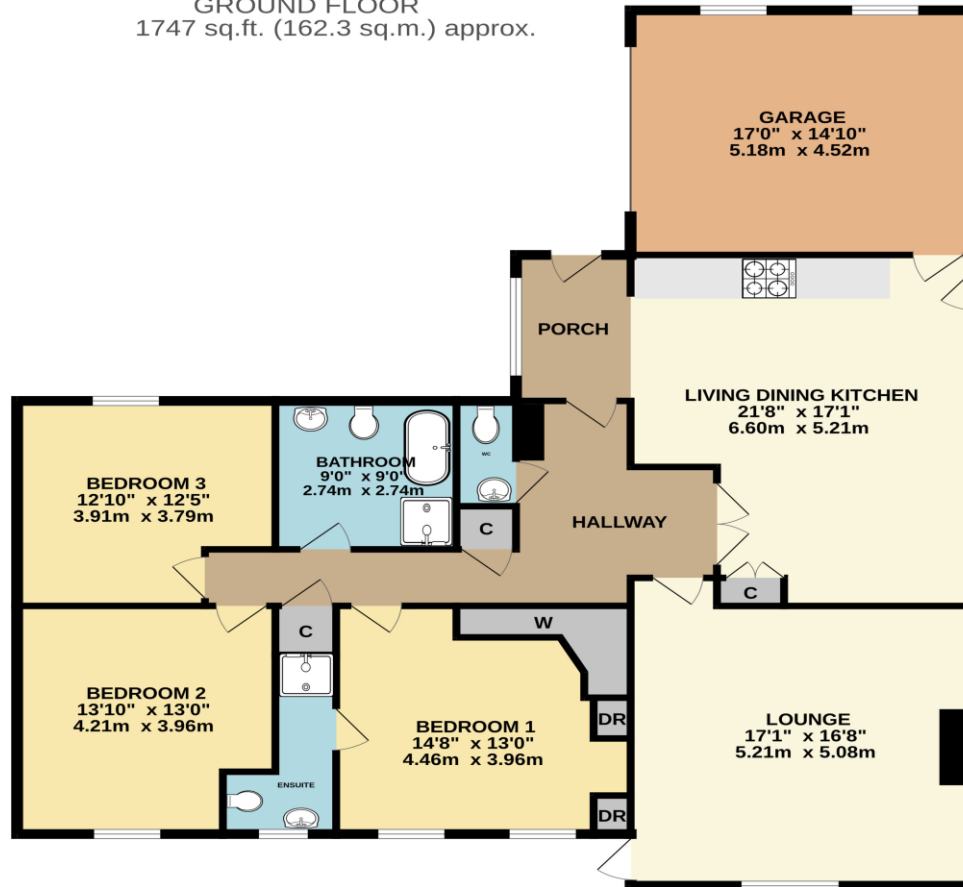
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

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GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.

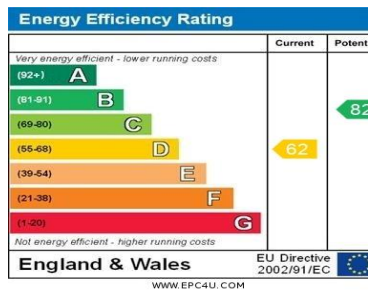


ALLANHALL WAY, KIRK ELLA, HU10 7QU

TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

