



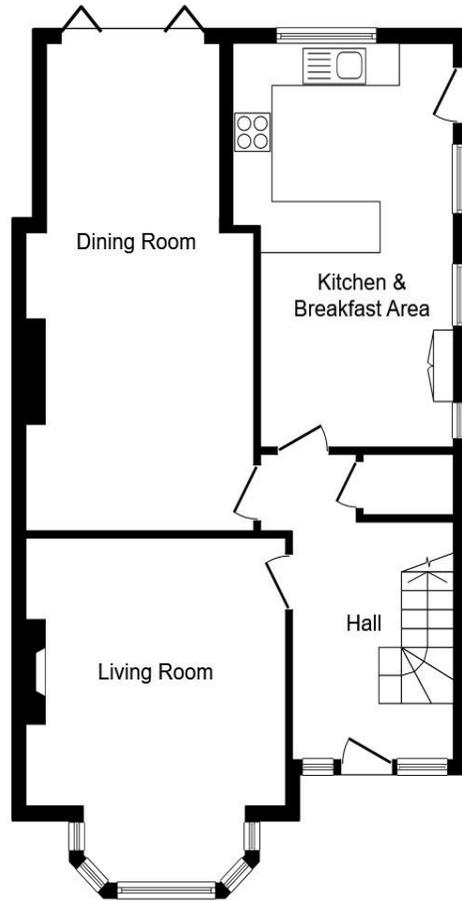
School Lane, Kirk Ella, Hull, HU10 7NP

Welcome to

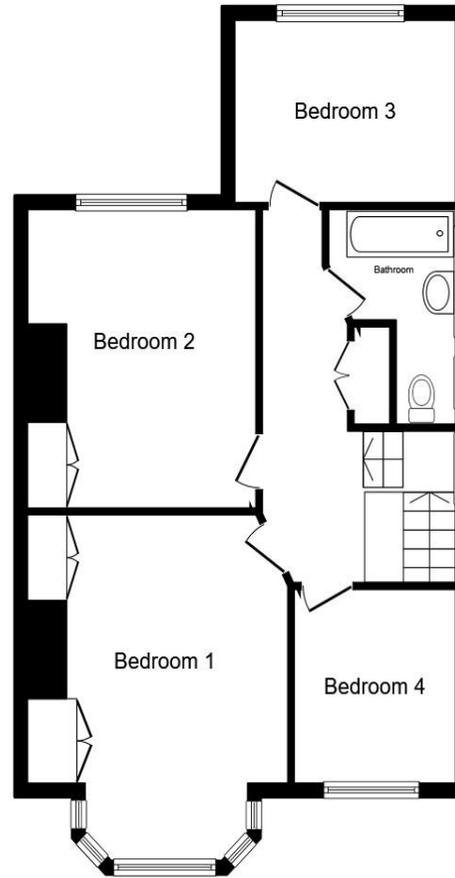
School Lane, Kirk Ella, Hull

William H Brown are delighted to welcome to the market this ideal traditional property, located in the heart of the village of Kirk Ella. Offering great potential, ample off-street parking, a garage for additional storage, and with no onward chain in a popular village, early viewing is advised.





Ground Floor



First Floor

Total floor area 136.7 m² (1,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Lounge

17' 2" x 13' (5.23m x 3.96m)

Dining Room

23' 5" x 11' 5" (7.14m x 3.48m)

Kitchen

11' 8" x 8' 4" (3.56m x 2.54m)

Breakfast Area

11' 8" x 8' 4" (3.56m x 2.54m)

Cloakroom

Landing

Bedroom 1

17' 4" x 11' 5" (5.28m x 3.48m)

Bedroom 2

13' 9" x 11' 5" (4.19m x 3.48m)

Bedroom 3

11' 4" x 9' (3.45m x 2.74m)

Bedroom 4

9' 5" x 8' 8" (2.87m x 2.64m)

Bathroom

Welcome to

School Lane, Kirk Ella, Hull

- GUIDE PRICE £325,000 - £350,000
- AMPLE OFF-ROAD PARKING & LARGE ESTABLISHED GARDEN WITH A VARIETY OF PLANTS AND TREES
- COUNCIL TAX BAND: D
- TRADITIONAL STYLE FAMILY HOME
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000 - £350,000



Directions to this property:

See map below for directions. For more information contact the branch on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111591



Property Ref:
WBY111591 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk