



East Ella Drive, Hull HU4 6AL

Welcome to

East Ella Drive, Hull

GUIDE PRICE £180,000 - £190,000

Lovely Home In West Hull with - Entrance Porch, Entrance Hall, Lounge, Sitting Room/Dining Room, Fitted Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, Loft Space, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Porch

With double glazed door to the front with matching side screen and window into the Entrance Hall.

Entrance Hall

With door to the front and stairs to the First Floor.

Lounge

With double glazed bay window to the front, radiator, decorative ceiling rose, television point, radiator and coving to the ceiling.

Sitting Room/Dining Room

With feature fireplace housing electric log burner, decorative ceiling rose, television point and window to the rear into the Conservatory.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, spot light points, plumbing for an automatic washing machine, plumbing for a dishwasher, space for a fridge freezer, space for a tumble dryer and double glazed window and door into the Conservatory.

Conservatory

With double glazed windows to the side and rear, wall light points and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

With double glazed window to the rear, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, extractor fan, radiator, built in cupboard and double glazed window to the front.

Loft Space

With skylight window and fitted wardrobes.

Outside

Front Garden

With fencing and gravelled area providing off street parking.

Rear Garden

With fencing, lawned area, path, gravelled area, borders, block paved patio area and rear access gate.

Garage

Garage with power and roller door.



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Welcome to

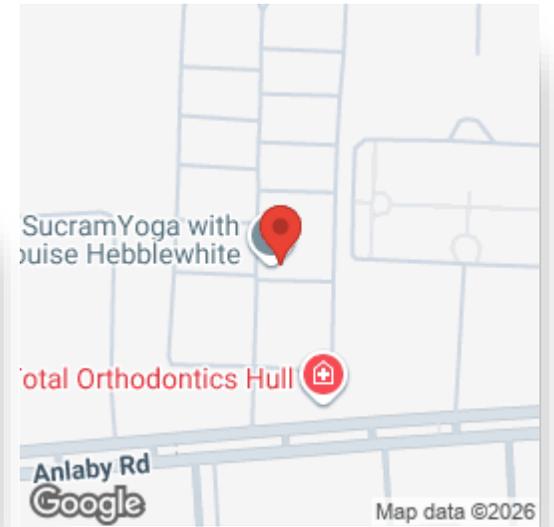
East Ella Drive, Hull

- GUIDE PRICE £180,000 - £190,000
- Beautiful Home On East Ella Drive In West Hull
- 3 Bedrooms & Loft Space
- Conservatory & 2 Reception Rooms
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£180,000 - £190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY111634 - 0003

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.

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