



- Four Bedroom Semi Detached Home
- No Chain
- Stylish Rear Extension
- Feature Log Burner
- Desirable Location
- Raised Patio to Large Rear Garden
- Drive and Garage
- Ideal for a Family







## Property Description

**Osprey Property** is delighted to offer this simply outstanding **four bedroom semi-detached home** in the heart of Kirk Ella.

Within this **luxurious house** there are two vast living rooms, one with a **feature log burner** opening to a dining area which follows onto the granite patio via full height glass sliding doors offering the epitome of luxury, and the other, enclosed with bay windows and a decorative gas fireplace.

Upstairs there are **four bedrooms**, including two vast double bedrooms boasting **ample space** for king size beds and fitted wardrobes, one being the master bedroom and offering **an ensuite**, and the other double room offering views of the local garden via the rear.

The property boasts a large and private front **parking** area capable of accommodating five cars, and has single garage parking to the end of the drive way.







The property is situated within the **highly sought after** location of Beverley Road Kirk Ella, which has recently become a prime location with nearby access to a variety of local amenities including supermarkets, restaurants, fitness centres and highly regarded primary and secondary schools including **Hull Collegiate**.

## GROUND FLOOR PORCH

When entering the porch area, immediately catching the eyes is the original stained glass and lead arched entrance door which separates the bare brick porch area from the remainder of this wonderful property. The porch area has vinyl flooring and is entered via a uPVC double glazed door.

## HALL

Complimenting this contemporary hallway is wooden laminate flooring throughout, which leads to the fitted carpet stairs, kitchen area, understairs WC, large lounge and living room. The hallway also offers the original decorative glass window to the side, and a wall mounted double radiator.

## UNDERSTAIRS WC

This downstairs WC includes a two piece suite comprising a wash hand basin and low-level WC with tiled splashbacks, accompanied by a uPVC frosted double glazed window to the side, wooden laminate flooring and heated towel rail.

## LIVING ROOM 14' 4" x 12' 10" (4.37m x 3.91m)

Entering from the hall, this quite outstanding front lounge offers a coal effect gas fire set in brick build surround, complimented by natural daylight through the uPVC double glazed bay windows to the front and side. The lounge is also fitted with a plush neutral coloured carpet throughout and a wall mounted double radiator.

## LOUNGE 15' 10" x 11' 9" (4.83m x 3.58m)

The lounge area is open plan to the airy dining area. Fitted with stylish log burner, this additional lounge offers another seating area, ideal for large families and gatherings. With an additional storage cupboard, a wall mounted double radiator and wooden laminate flooring leading straight into the dining area.

## DINING ROOM

10' 7" x 10' 5" (3.23m x 3.18m)

Open to the second lounge area, this dining room is part of a recent extension to the property. It features three velux windows and bi-folding full height uPVC double glazed doors leading to the granite patio area, offering a fantastic amount of natural daylight. This extended dining area also consists of a wall mounted double radiator and wooden laminate flooring throughout.

## KITCHEN

23' 9" x 8' 11" (7.24m x 2.72m)

Adjoined to the kitchen area is an open plan breakfast room, including two storage cupboards to the side, and one large cupboard to the left, a wall mounted radiator and a hardwood breakfast bar. The laminate tiled flooring leads from the breakfast room to the kitchen. This modernised kitchen includes spotlighting throughout and is fitted with a matching range of base and eye level units with worktop space over, a 1+1/2 bowl ceramic sink with mixer tap and tile surround, an integrated dishwasher and washing machine, and also space for American style fridge/freezer.

The kitchen also comes with built-in fan assisted oven and a built-in four ring ceramic hob with an extractor hood over. There is a uPVC double glazed window to rear and also access to the rear garden via the uPVC double glazed rear door.

## FIRST FLOOR

### LANDING

The vast landing area is finished with fitted carpet throughout, offering access to all four bedrooms and the family bathroom, with the loft hatch located above and wall mounted radiator.

## MASTER BEDROOM

14' 4" x 13' 8" (4.37m x 4.17m)

Within the magnificent master bedroom immediately catching the eye is the uPVC double glazed bay windows to the front and side offering a perfect amount of daylight throughout the whole room. There is also a wall mounted double radiator and a plush neutral coloured fitted carpet giving a very cosy feel to the room. In addition to these features, the master bedroom offers a mirrored wardrobe with automated lighting via a sliding door and access to the ensuite.

## ENSUITE

Entering from the master bedroom, the ensuite is fitted with a two piece suite comprising an open electric shower area and wash hand basin set within a vanity unit, with fully tiled surround and a chrome heated towel rail.

## BEDROOM 2

14' 7" x 11' 9" (4.44m x 3.58m)

The second double bedroom offers ample space for a king size bed, and boasts a sliding mirrored door to a wardrobe with automated lighting and wall mounted radiator. This airy room is finished with fitted plush carpet throughout and has views of the local playing fields via the uPVC double glazed windows to the rear.

## BEDROOM 3

10' 9" x 9' 0" (3.28m x 2.75m)

Currently used as a gymnasium, this versatile room offers space for both a single bed and fitted wardrobes should the buyer wish to convert it into a bedroom. The room is also finished with wooden laminate flooring throughout, includes a wall mounted double radiator, fitted combination boiler and also a uPVC double glazed window to the rear offering views to the local playing fields.

## BEDROOM 4

8' 1" x 7' 10" (2.47m x 2.40m)

The fourth bedroom within this property includes a uPVC double glazed corner window to the front and side, a wall mounted double radiator and again fitted carpet throughout.

## FAMILY BATHROOM

This contemporary family bathroom is fitted with a four piece suite comprising a corner bath with mixer tap, wash hand basin in vanity unit with mixer tap, a shower enclosure boasting a fitted power shower over with tiled seating area and a close coupled WC. The entire bathroom is finished with a white high gloss tiled surround and includes a storage cupboard, a heated chrome towel rail, and finally tiled flooring throughout.

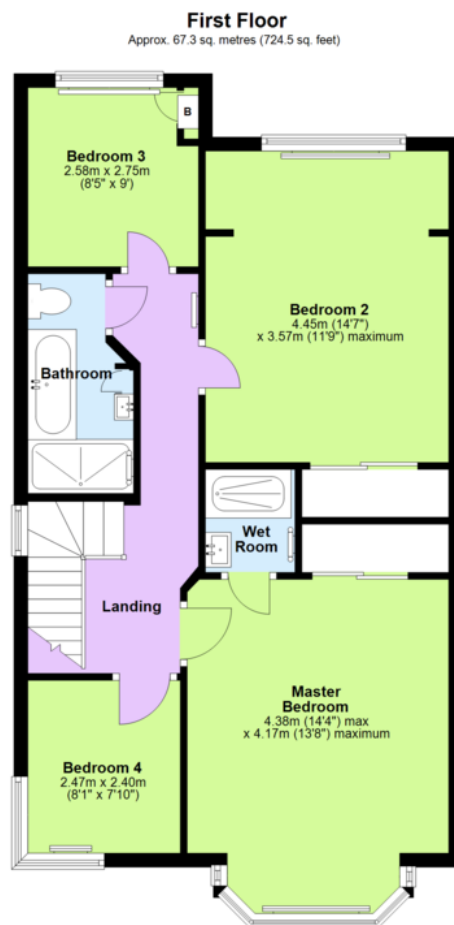
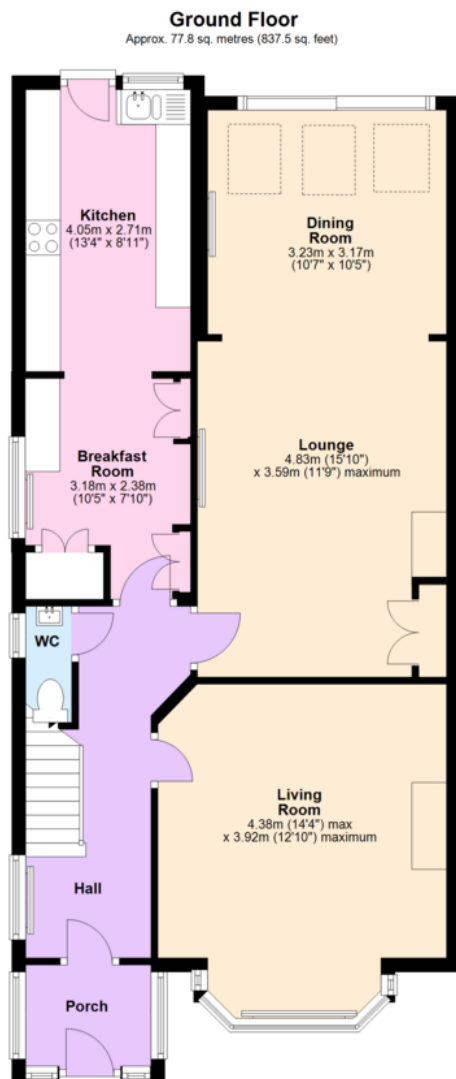
## OUTDOOR

The front of the property presents a large private driveway enclosed by flower beds, metal fencing and a single garage. Overlooking the playing fields, the rear garden benefits from a modern raised slate tiled patio with hot tub (negotiable) and covered electrical sockets, a sunken lawn, and a large wooden decking area to the far end of the garden catching the evening sun.





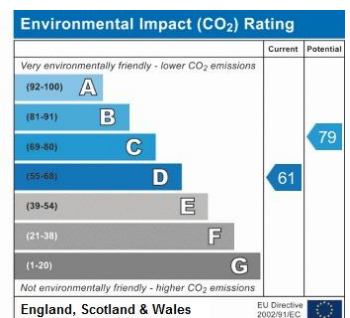
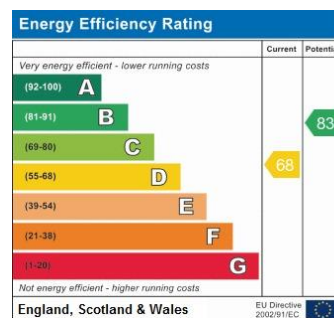




Total area: approx. 145.1 sq. metres (1562.0 sq. feet)

Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS  
STRICTLY BY APPOINTMENT ONLY



## Our other office locations:

### Oakham

4 Burley Road  
Oakham Rutland  
LE15 6DH

### Kettering

6 Dalkeith Place  
Kettering  
Northamptonshire  
NN16 0BS

### Stamford

39 Broad Street  
Stamford Lincolnshire  
PE9 1PX

[www.osprey-property.co.uk](http://www.osprey-property.co.uk)  
[hull.sales@osprey-property.co.uk](mailto:hull.sales@osprey-property.co.uk)  
01482 221025