



5 White Walk, Kirk Ella, East Yorkshire, HU10 7JH

- 📍 Outstanding Det. Bungalow
- 📍 Beautiful Living Kitchen
- 📍 Extended and Refurbished
- 📍 Around 1,350 sq feet
- 📍 3 Beds/2 Baths
- 📍 Large Lounge
- 📍 Desirable Location
- 📍 EPC = F

£330,000

INTRODUCTION

Ready to move straight into is this first class detached bungalow which has been subject to comprehensive refurbishment and extension in recent times. Very deceptive from initial appearance the overall accommodation extends to around 1,350 sq feet internally and includes a beautiful living kitchen extension to the rear of the property with part vaulted ceiling and doors out to the garden. There is also a large lounge, three good bedrooms and luxuriously appointed en-suite and bathroom. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing.

Outside good parking is available to the front and the long side drive. To the rear extends a paved patio with lawn beyond.

LOCATION

White Walk is a much sought after residential area situated just off Mill Lane. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools and amenities including a newly refurbished Haltemprice Sports Centre. The area also affords a variety of pubs, cafes and restaurants. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Arranged over one floor and as depicted on the attached floorplan. A residential entrance door opens to:

ENTRANCE HALL

A spacious hallway leading to all rooms.

CLOAKS/W.C

With fitted cabinet with wash hand basin, low level W.C, tiled surround and floor.

LOUNGE

21'6" x 14'3" approx (6.55m x 4.34m approx)

Window to front elevation.



LIVING KITCHEN

24'6" x 12'5" approx (7.47m x 3.78m approx)

This stunning room runs across the full width of the rear of the house and has a feeling of real volume created by its part vaulted roof and velux roof lights. Two pairs of double doors and side windows look over the rear garden. The kitchen has a range of shaker style units with quartz work surfaces and an undercounter one and a half sink with mixer tap. There is a range cooker with extractor hood above, integrated dishwasher and fridge freezer.



ALTERNATIVE VIEW



UTILITY

8'7" x 4'2" approx (2.62m x 1.27m approx)

With plumbing for an automatic washing machine and a tumble dryer. This room houses the gas fired central heating boiler.

BEDROOM 1

14'7" x 9'7" approx (4.45m x 2.92m approx)

Measurements plus door recess.

Window to side elevation.



EN-SUITE SHOWER ROOM

Contemporary en-suite comprising a low level W.C, cabinet with inset wash hand basin, walk-in shower area with glass partition, tiling to the walls and floor, heated towel rail.



BEDROOM 2

11'10" x 11'9" approx (3.61m x 3.58m approx)

Window to side elevation.



BEDROOM 3

9'0" x 8'10" approx (2.74m x 2.69m approx)
Window to side elevation.

BATHROOM

8'5" x 7'2" approx (2.57m x 2.18m approx)
This luxurious bathroom features a low level W.C, shower enclosure, oval shaped bath with freestanding tap, wall mounted wash hand basin with drawer. Tiling to the walls and floor, heated towel rail.



OUTSIDE

A lawned garden extends to the front adjacent to which a forecourt provides parking with further parking available on the long side drive. To the rear of the house extends a paved patio and lawned garden.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D . We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

- £0 - £125,000 0%
- £125,001 - £250,000 2%
- £250,001 - £925,000 5%
- £925,001 - £1,500,000 10%
- £1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 124.3 sq. metres (1337.9 sq. feet)



Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

