



18 Kerry Drive, Kirk Ella HU10 7NA
£210,000

- Semi Detached Extended House
- Superb Location!
- Two Receptions
- Fitted Kitchen
- THREE Bedrooms
- First Floor Bathroom
- Side Driveway & Garage
- Viewing Recommended!
- Not To Be Missed!
- EPC: Awaited

THE PROPERTY

Superb location! When someone has enjoyed living in a house for a long time this to us speaks volumes on not only what a great area the property sits within but also what a great home the house provides! This extended semi-detached family house awaits its new owners to move in, add their design styles and thoroughly enjoy the property. Enjoying uPVC double glazing and gas central heating the well presented accommodation enjoys Entrance Hallway, Lounge/Dining Room, Fitted Kitchen. Extended room currently used as a Utility Room with downstairs WC off but could easily be re-configured to suit the new owners. To the first floor there are THREE Bedrooms and a modern Family Bathroom. The gardens are well tended and create and provide great outdoor living space. There is a private driveway leading to the single garage. Viewing is recommended!

LOCATION

Kerry Drive is located off Mill Lane and Valley Drive, and lies within close proximity of St Andrew's School and the small selection of amenities in Kirk Ella village centre. Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring and staircase with balustrade leading to the first floor accommodation.

LOUNGE

13'2" x 10'3" (4.01m x 3.12m)
uPVC double glazed window to the front elevation, Adam style fire surround incorporating marble back and hearth and living flame gas fire, TV aerial point. Double doors open into:

DINING/SITTING ROOM

10'9" x 8'11" (3.28m x 2.72m)
Sliding patio door and access into:

KITCHEN

10' x 7'5" (3.05m x 2.26m)
uPVC double glazed window to the side elevation and uPVC door with glazed inserts leading out into the rear garden, an extensive range of fitted base and wall units with work surfaces and tile splashbacks, gas hob with stainless steel double electric oven and extractor, space for under counter fridge and one and a quarter bowl sink unit with drainer.

DAY ROOM

12'9" x 9'8" decreasing to 6'10" (3.89m x 2.95m decreasing to 2.08m)
uPVC double glazed French door and window overlooking the rear garden, attractive wood laminate floor, space and plumbing for a washing machine and space for a tumble dryer. Currently used as a utility room/office, this is a versatile room that could be used in many ways.

W.C.

Modern two piece suite in white comprising low level w.c. and pedestal wash hand basin.

FIRST FLOOR

LANDING

Access to loft and uPVC double glazed window to the side elevation.

BEDROOM 1

13' x 8'1" to wardrobes (3.96m x 2.46m to wardrobes)
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'9" x 9'11" maximum (3.28m x 3.02m maximum)
uPVC double glazed window to the rear elevation and fitted storage cupboard.

BEDROOM 3

9'10" maximum x 6'4" maximum (3.00m maximum x 1.93m maximum)
uPVC double glazed window to the front elevation and fitted cupboard housing the gas central heating boiler.

FAMILY BATHROOM

6'4" x 5'7" (1.93m x 1.70m)
uPVC double glazed window to the rear elevation, three piece modern suite in white comprising wash hand basin, panelled bath and low level w.c., electric shower over bath with shower screen and tiling to wet areas.

OUTSIDE

To the front of the property is an open plan lawned garden with well stocked borders and a private driveway provides off-street parking. There is a single brick garage with up-and-over door, power and light.

The rear garden is of good proportions featuring a patio area with gravelled borders leading down to a meticulously lawned garden with well stocked planted borders. A very attractive garden providing a kaleidoscope of colour and texture with a variety of shrubs and plants. Garden shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY. We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure (2020)