

37 White Walk, Kirk Ella HU10 7JH
£265,000

- Detached Bungalow
- No Chain!
- Cul De Sac location
- TWO DOUBLE bedrooms
- THREE loft areas
- Four piece bathroom
- Lounge/Dining room
- Modern breakfast kitchen
- Driveways, garage and gardens
- EPC: D

THE PROPERTY

Enjoying a cul de sac location this detached bungalow has been lovingly owned by the same family since new. Presented to the market with no chain the property enjoys uPVC double glazed windows and gas central heating. There is a side entrance which has access to the WC and entry in to the hallway, lounge/dining room with patio doors opening in to the garden, modern fitted breakfast kitchen with built in appliances, TWO DOUBLE bedrooms and modern four piece bathroom. There is a fixed staircase leading to THREE loft areas. This provides scope to convert to further bedrooms subject to planning. The garden is designed for ease of maintenance. The driveways provide off street parking and lead to the single integral garage. Viewing is a must to fully appreciate this welcoming lovely property!

LOCATION

White Walk is located off Mill Lane in Kirk Ella and lies within ease of reach of the local amenities and facilities that Kirk Ella has to offer. Willerby/Kirk Ella is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

LOBBY

To the side of the property a door leads into a lobby with doors out to the rear garden and into the entrance hall, and access to a separate WC.

SEPARATE WC

With low level WC and wash hand basin.

ENTRANCE HALLWAY

With useful storage cupboard and a door concealing the fixed staircase leading up to the loft area.

LOUNGE / DINING ROOM

17'9" max x 15'2" decreasing to 7'7" (5.41m max x 4.62m decreasing to 2.31m)

With sliding patio doors opening out into the rear garden and uPVC double glazed window to the side elevation, feature fireplace and TV aerial point.

BREAKFAST KITCHEN

12'11" x 9'9" (3.94m x 2.97m)

With uPVC double glazed window and door to the rear elevation. An extensive range of ivory base and wall units with worksurfaces and tiled splashbacks, 1 1/4 bowl sink unit with drainer and mixer tap, stainless steel gas hob with stainless steel single electric oven, space and plumbing for washing machine and space for fridge freezer.

BEDROOM 1

11' x 10'8" plus doorwell (3.35m x 3.25m plus doorwell) uPVC double glazed picture bay window to the front elevation.

BEDROOM 2

12'9" x 8'11" to wardrobes (3.89m x 2.72m to wardrobes) uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities, and access to the understairs storage cupboard.

BATHROOM

8'2" x 6'6" (2.49m x 1.98m) uPVC double glazed window to the side elevation. A four piece suite enjoys corner bath, pedestal wash hand basin, low level WC and independent shower cubicle. Tiled to wet areas.

LOFT AREA 1

19'7" x 16'10" (5.97m x 5.13m) Accessed via a fixed staircase from the entrance hall, two windows to the side elevation. A door leads into;

LOFT AREA 2

11'6" x 11'7" (3.51m x 3.53m) Window to the side elevation.

LOFT AREA 3

11'4" x 4'10" (3.45m x 1.47m) Window to the side elevation.

AGENT'S NOTE

Prospective purchasers should note that these three areas being marketed as loft areas only. We believe the loft was converted in the 1970's but there is no supporting documentation.

EXTERNAL

To the front of the property is a private driveway providing off-street parking and leading to the single integral garage which has up & over door, power and light.

A gated side entry leads down to the rear garden which is currently designed for ease of maintenance being majority paved, with planted areas and defined borders.

AGENT'S NOTE

Prospective purchasers should note that the land directly behind the property has planning to be developed into a residential selection of properties. Plans for this can be viewed from the office in WILLERBY and also viewed while viewing the bungalow.

SERVICES

All mains services are available or connected to the property. There is no central heating in the loft areas.

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 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.

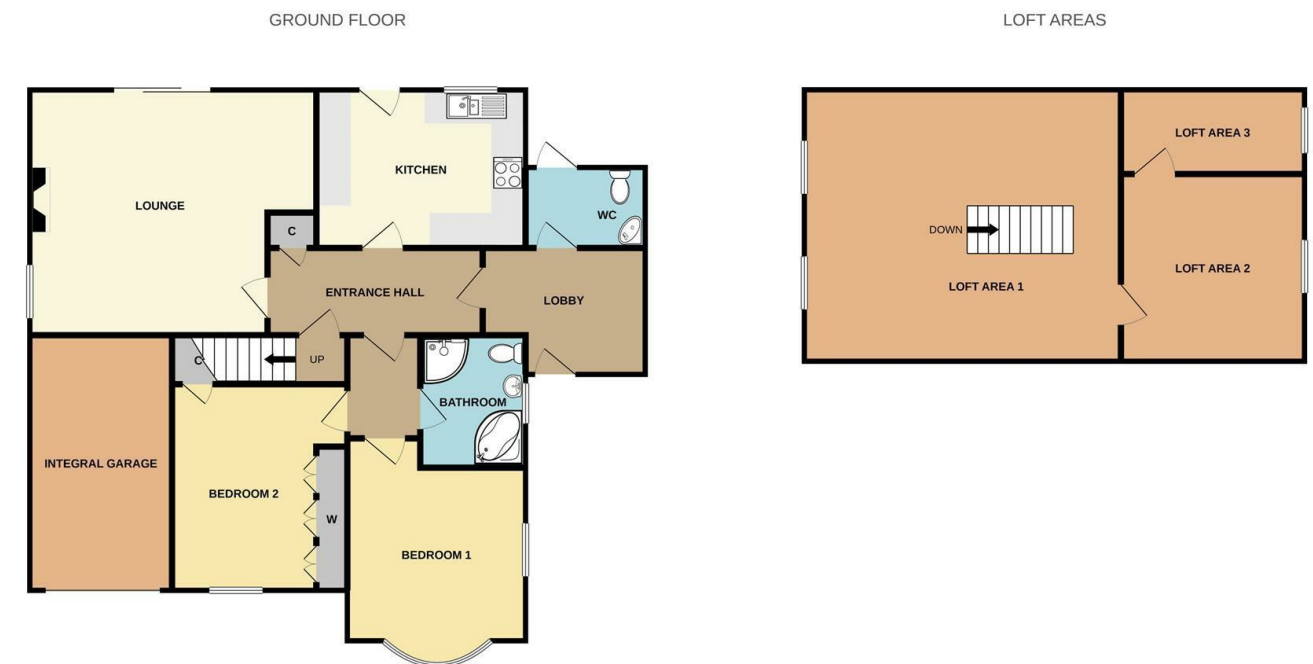
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

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



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021

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.