

Whitakers

Estate Agents



45 Elms Drive

Kirk Ella, Hull, HU10 7QH

Asking Price £375,000



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Description

Situated in the highly sought after village of Kirk Ella, this spacious four bedroom semi-detached property has been extended and, as such, is the ideal opportunity for the growing family looking for a family home benefiting from close proximity to prestigious local schools, amenities, leisure facilities and transport links to and from the city centre

Briefly comprising recess storm porch, entrance hall, lounge, extended dining room, cloakroom, study, spacious kitchen and utility room to the ground floor. To the first floor there are four good sized bedrooms and family bathroom. Externally to the front there is a garden with side driveway to accommodate off-street parking and car port leading to the garage. To the rear there is a large westerly facing lawned garden with paved patio seating and children's play area.

Early viewing is advised to avoid disappointment.

The Accommodation Comprises

Ground Floor

Recess Storm Porch

Entrance door leads to:

Entrance Hall

Leaded side windows, central heating radiator, plate rack, down lighters, under stairs storage cupboard and staircase to landing off.

Lounge

15'11" x 13'6" maximum (4.87 x 4.13 maximum)

Upvc double glazed bay window to the front elevation and Upvc double glazed windows to the side elevation, central heating radiator, rustic brick fireplace, coved ceiling and a picture rail.

Dining Room

22'11" x 11'10" maximum (7.00 x 3.63 maximum)

Upvc double glazed French windows, twin central heating radiators, feature fireplace with a marbled back and hearth and a living flame fire, coved ceiling and down lighters.

Cloakroom

Upvc double glazed window, central heating radiator, partially tiled and fitted with a low flush WC and a vanity wash basin.

Study

8'7" x 7'7" (2.62 x 2.33)

Upvc double glazed window, central heating radiator and a coved ceiling.

Kitchen

17'5" x 7'3" maximum (5.32 x 2.22 maximum)

Upvc double glazed windows, central heating radiator, fitted with a range of base wall and drawer units with h/ws and tiled splash backs, colour coded one and a half bowled single drainer sink unit with a mixer tap, integrated dish washer, double oven, inset hob and a cooker hood over. Coved ceiling with downlighters and tiled flooring.

Utility Room

8'10" x 7'7" (2.70 x 2.32)

Rear entrance door, Upvc double glazed window, fitted units with fitted work surfaces and a single drainer sink unit, plumbed for an automatic washing machine, tiled flooring, extractor fan and a coved ceiling

First Floor

Landing

Leads to:

Bedroom One

16'0" x 13'5" maximum (4.90 x 4.10 maximum)

Upvc double glazed bay window, and an oriel window to the side elevation, central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Two

11'10" x 11'1" maximum (3.63 x 3.40 maximum)

Upvc double glazed window, central heating radiator and a coved ceiling.

Bedroom Three

14'3" x 7'8" maximum (4.35 x 2.35 maximum)

Upvc double glazed bay window, central heating radiator, coved ceiling and a large storage cupboard.

Bedroom Four

10'1" x 5'10" (3.09 x 1.80)

Upvc double glazed cantilever bay window, central heating radiator, coved ceiling and a large storage cupboard.

Bathroom

Upvc double glazed window, and an oriel window to the side elevation, towel rail central heating radiator, fully tiled and fitted with a modern three piece suite comprising panelled bath, vanity wash basin and a low flush WC, tiled flooring and downlighters.

Gardens

To the front of the property there is a garden with a boundary hedge and a path leading to the front door. A private side driveway with a car port leads to the garage. At the rear of the property there is a large lawned garden and patio with a play area and fencing to the surround.

Garage

Brick garage with opening doors, eaves storage, power and lighting laid on a personal door leading to the rear gardens.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their

purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



Hybrid Map



Terrain Map



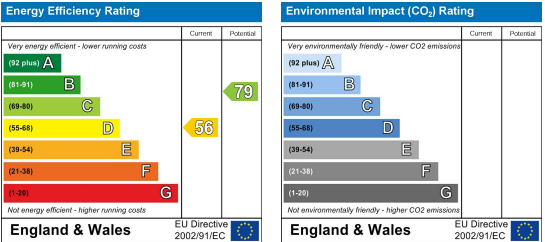
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.