

# Whitakers

Estate Agents



## 17 Alexander Grove, Kirk Ella, HU10 7GH

**£347,900**

Whitakers Estate Agents are pleased to introduce this exemplary showcase of Beals 'The Hilton' on their sought after West Hill development in Kirk Ella, enjoying close proximity to the Willerby Shopping Park and road networks.

Formerly used as a show home for prospective buyers, the accommodation was purchased in circa 2022 by the current owners who have loved the property as a family home, and implemented £15,000 worth of upgraded features.

Upon entering the property, the resident is greeted by the entrance hall which follows to the bay fronted lounge, fitted kitchen with conservatory off, and utility room that incorporates a cloakroom.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, three double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a lawned garden with a paved side drive that accommodates off-street parking, and leads to the integral garage that has been split to create a workshop and additional room.

French doors in the conservatory open to the rear garden which is mainly laid to lawn with well-stocked borders, a raised patio seating area, and fencing to the surround.

The accommodation comprises

#### Front external

Externally to the front aspect, there is a lawned garden with a paved side drive that accommodates off-street parking, and leads to the integral garage that has been split to create a storage area and additional room.

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, and LVT flooring. Leading to :

Lounge 13'10" x 10'1" (4.22 x 3.09 )



UPVC double glazed bay window, central heating radiator, under stairs storage cupboard, and LVT flooring.

Kitchen / dining room 10'4" x 18'7" (3.15 x 5.67 )



UPVC double glazed bifolding doors, UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback up stand above, sink with mixer tap, and a range of integrated appliances including; oven with hob and extractor hood above, fridge-freezer, and dishwasher.

#### Utility area



Composite side door, central heating radiator, tiled flooring and fitted with floor and eye level units, a worktop with splashback upstand above, and plumbing for a washer and a dryer.

#### W.C.

UPVC double glazed window, central heating radiators, partly tiled to splashback areas with tiled flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Conservatory 5'10" x 8'5" (1.80 x 2.57 )



UPVC double glazed through with French doors opening to the garden.

#### First floor

##### Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom one 16'6" x 12'4" (5.03 x 3.76 )



UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

En-suite



Central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity wash basin with mixer tap, and low flush W.C.

Bedroom two 10'3" x 12'7" (3.13 x 3.85 )



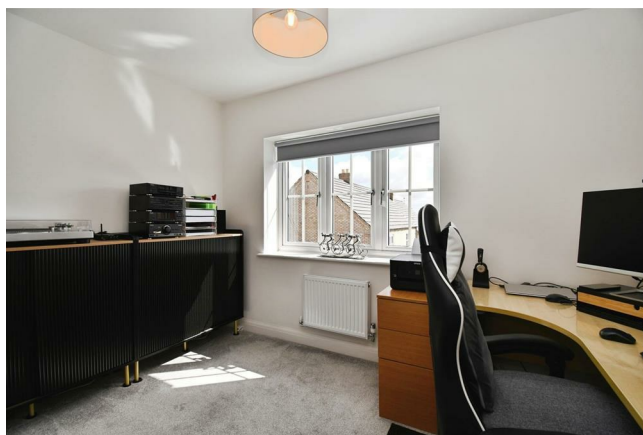
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 8'9" x 12'0" (2.68 x 3.66 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 8'2" x 11'9" (2.49 x 3.60 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



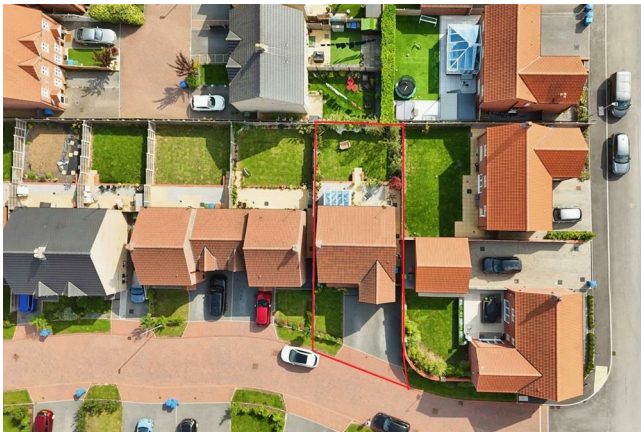
UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising bath with mixer tap / shower, vanity wash basin with mixer tap, and low flush W.C.

### Rear external



French doors in the conservatory open to the rear garden which is mainly laid to lawn with well-stocked borders, a raised patio seating area, and fencing to the surround.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK012017000

Council Tax band - E

### EPC rating

EPC rating - B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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.

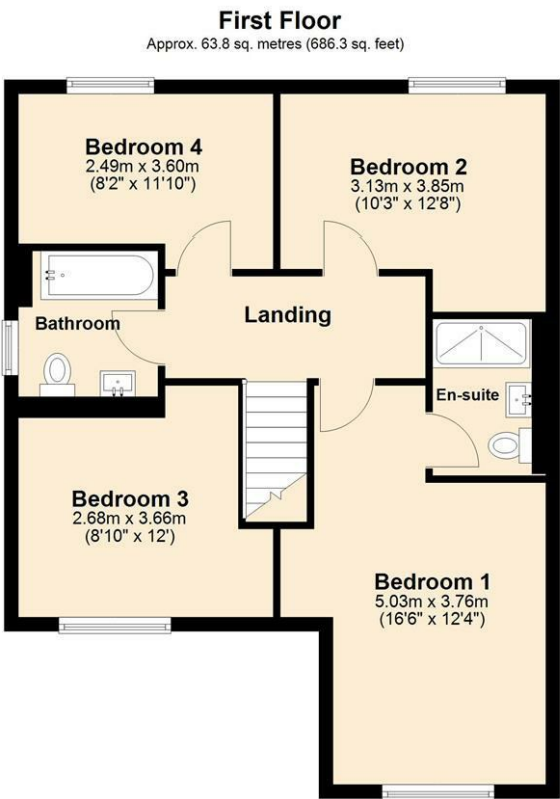
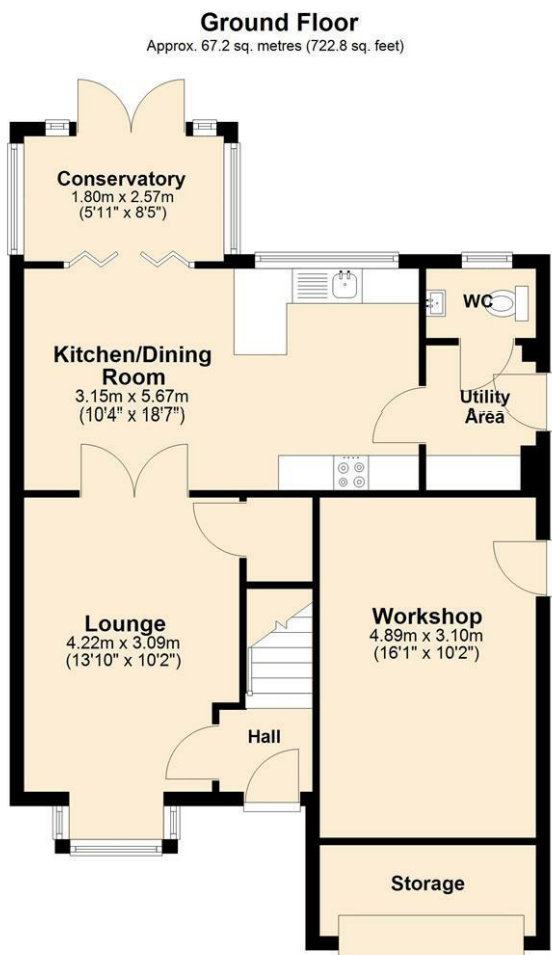
### Free Market Appraisals / Valuations

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

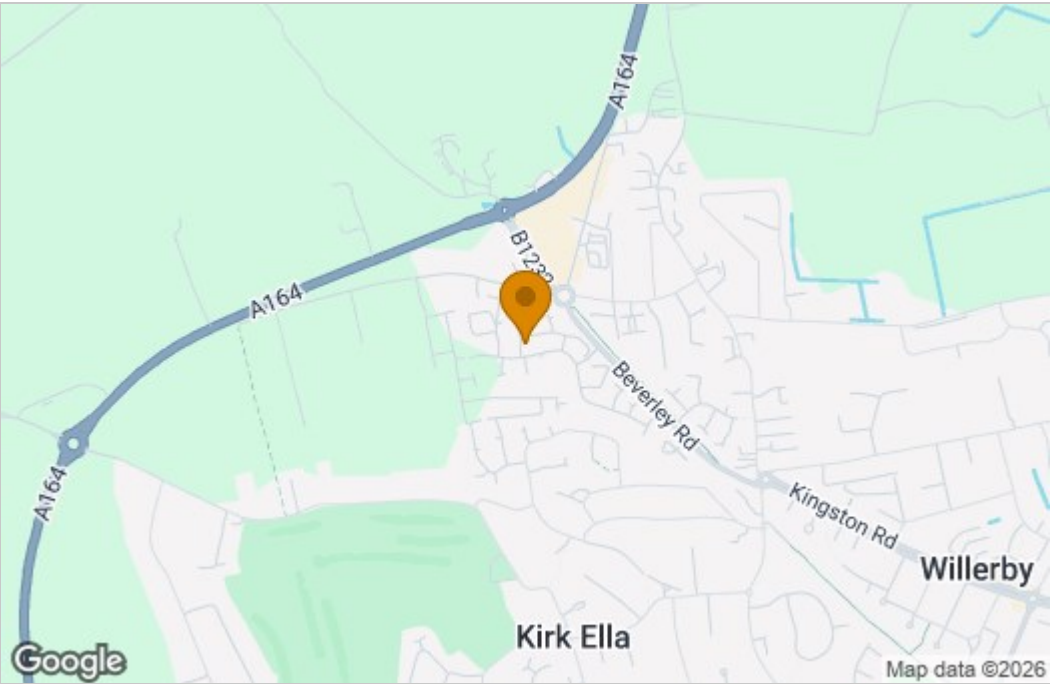
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Floor Plan

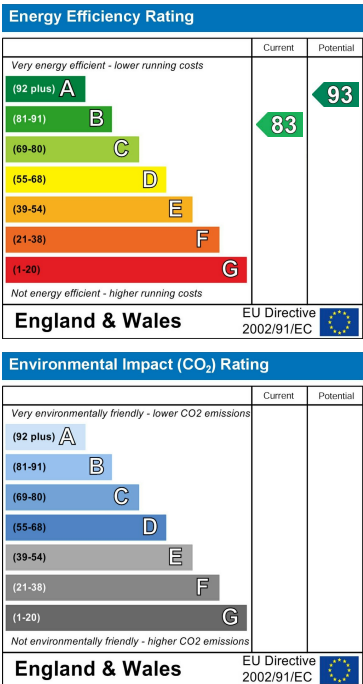


Total area: approx. 130.9 sq. metres (1409.1 sq. feet)

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.