



Rose Avenue, Kirk Ella, Hull, HU10 7FE

**Asking Price £325,000**

THIS EXTREMELY POPULAR THREE BEDROOM PROPERTY BY BEAL HOMES, HAVING BEEN EXTENDED, OFFERS AS MUCH SPACE AS MANY FOUR BEDROOM PROPERTIES





**Summary:** Forming part of one of the most popular developments in the region within easy reach of the excellent local amenities, this larger than average three bedroom detached property provides generously proportioned accommodation. Featuring a large garden room extension which is open plan to the dining kitchen, a separate lounge, downstairs w.c., three very good bedrooms and two bathrooms. A side drive provides off-street parking leading to a brick garage. Take a look at the photographs and floorplan to fully appreciate the space this property offers.

**Location:** The exclusive village of Kirkella lies approximately seven miles to the south of the Historic town of Beverley, Good local shopping and sporting facilities are to be found in the centre of Kirkella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

**Accommodation:** The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.



**Entrance Hall:** With staircase off and understairs storage cupboard.

**Cloakroom/WC:** With wash hand basin.

**Lounge:** 15'2" (4.62) x 12'8" (3.86) max including square bay window Feature contemporary style fireplace with electric fire.

**Dining Kitchen:** 21' x 8'9" (6.4m x 2.67m) Featuring double doors from the entrance hall and open plan to the garden room. The kitchen area has a comprehensive range of high gloss finish floor and wall cabinets with complementing granite effect worktops, single drainer one and a half bowl sink unit, built-in double oven and hob and plumbing for dishwasher.

**Garden Room:** 8'8" x 7'8" (2.64m x 2.34m) With an all round aspect of the garden and double French doors.

**Utility Room:** 6'1" x 5'1" (1.85m x 1.55m) With plumbing for automatic washing machine and wall mounted gas fired central heating boiler unit.

### First Floor

**Landing:** With built-in linen cupboard.

**Bedroom 1:** 12'8" x 10'1" (3.86m x 3.07m)



**En-suite Shower Room:** Part tiled complementing a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c. plus heated towel rail.

**Bedroom 2:** 11'8" (3.56) x 11'3" (3.43) including recess

**Bedroom 3:** 10'2" x 9'2" (3.1m x 2.8m)

**Family Bathroom:** Half tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.

**Outside:** To the front of the property is a smart ornamental garden. A private driveway provides off-street parking for two cars leading to a detached brick garage. The rear garden has a good size patio area, ideal for outdoor entertaining. The remainder of the garden is lawned with well stocked borders.

**Services:** Mains gas, water, electricity and drainage are connected to the property.

**Central Heating:** The property has the benefit of a gas fired central heating system to panelled radiators.

**Double Glazing:** The property has the benefit of UPVC double glazed windows.



**Council Tax:** Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

**Fixtures & Fittings:** Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

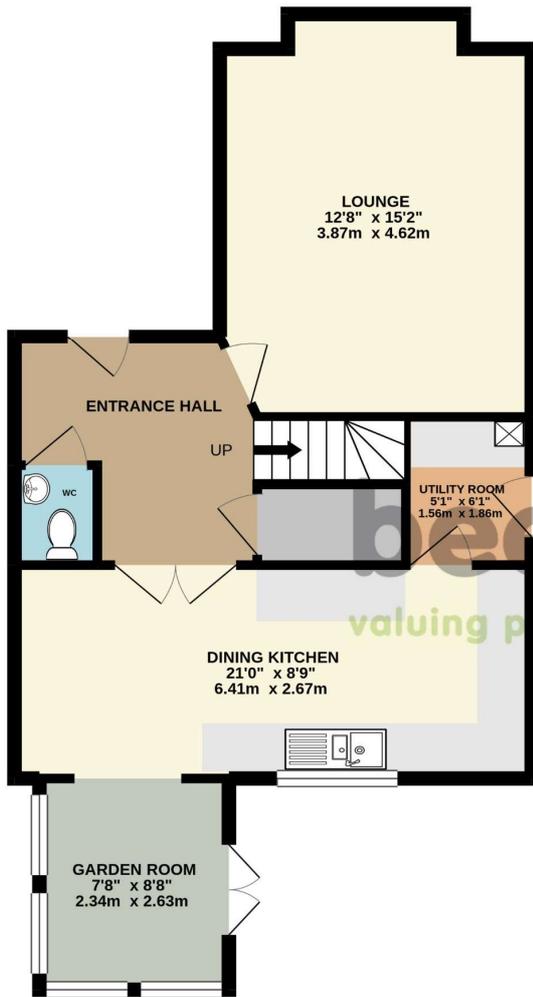
**Viewings:** Strictly by appointment with the sole agents.

**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Willerby office on 01482 656789.

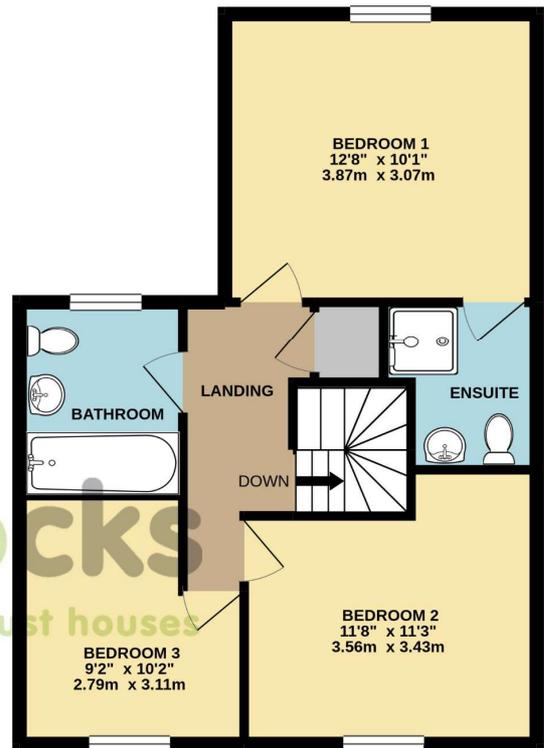
Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>82</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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