



52 Mill Lane

Kirk Ella, Hull, HU10 7JE

Offers in the region of £325,000



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Ground Floor

Entrance Hallway

Welcoming entrance to the front via UPVC double glazed door, hallway with carpet flooring, radiator and storage cupboard.

Lounge

19'10" x 14'0" x 10'7" (6.06m x 4.27m x 3.25m)

A large and spacious room to the rear of the property with UPVC double glazed window and UPVC French doors to the rear garden. With decorative fireplace, carpet flooring, radiator and fixed staircase to the first floor level.

Breakfast Kitchen

14'0" x 11'2" (4.27m x 3.42m)

With UPVC double glazed window to the side. A modern kitchen, fitted with a range of base and wall mounted units, laminated worksurfaces and breakfast bar, tiling to splashback areas, inset stainless steel sink unit, integrated dishwasher and Rangemaster cooker with extractor over.

Utility

6'1" x 7'7" (1.87m x 2.32m)

With UPVC double glazed door to the side onto the driveway. With plumbing for automatic washing machine.

Bedroom One

12'0" x 13'3" (3.67m x 4.05m)

A double bedroom to the front, currently used as a dining room, with UPVC double glazed window to the front and two to the side, fireplace, carpet flooring and radiator.

Bedroom Two

10'7" x 10'9" (3.23m x 3.28m)

With UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom

6'9" x 5'10" (2.08m x 1.80m)

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with shower over, pedestal sink and low level WC. With tiling to the walls, radiator and large airing cupboard for useful storage.

First Floor

Loft Room

10'5" x 8'8" (3.20m x 2.65m)

Currently used as the main bedroom, with UPVC double glazed window to the front, fitted wardrobes, carpet flooring and radiator.

W/C

Fitted with a low level WC, sink and bidet.

Externally

Outside, to the front and side is a block paved driveway with a planted border to the front and side. At the end of the driveway is a single garage with up and over door to the front. The rear is a beautifully planted garden, full of colour and with space for seating. Within the garden is a secure shed for storage.

Council Tax Band

We have been advised the property is council tax band D, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tel: 01482 322411

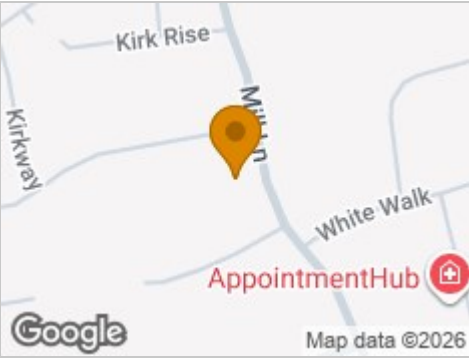
Tenure:
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



Hybrid Map



Terrain Map



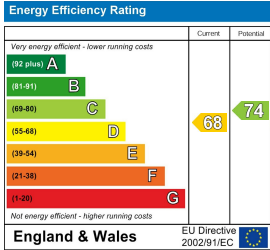
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 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.