



Wordsworth Avenue, Kirk Ella HU10 7GS

Welcome to

Wordsworth Avenue, Kirk Ella

GUIDE PRICE £450,000 - £475,000

Stunning Home In Kirk Ella with - Entrance Hall, Lounge, Open Plan Kitchen/Diner/Day Room, Utility Room, Utility Area, Ground Floor Cloakroom, 4 Bedrooms (2 With En Suites), Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator, understairs cupboard and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the front.

Lounge

With double glazed bay window to the front and 2 radiators.

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated wine cooler, 2 radiators, spot light points, 2 double glazed windows to the rear and double glazed french style doors with matching side screens leading to the Rear Garden.

Utility Room

With base units, work surfaces, sink and drainer unit and plumbing for an automatic washing machine.

Utility Area

With central heating boiler and space for a tumble dryer.

First Floor

Landing

With airing cupboard.

Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator, extractor fan and double glazed window to the front.

Bedroom 2

With double glazed window to the front, radiator and storage cupboard.

Bedroom 3

With double glazed window to the rear and radiator.

En Suite

En Suite with shower cubicle, wash hand basin, low level wc and chrome effect towel style radiator.

Bedroom 4

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, extractor fan, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, borders housing plants and shrubs, wrought iron fencing, side access gate and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area borders housing plants and shrubs and timber fencing.

Garage

Garage with electronic roller shutter door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Wordsworth Avenue, Kirk Ella

- GUIDE PRICE £450,000 - £475,000
- Beautifully Presented Throughout
- 4 Bedrooms (2 With En Suites)
- Open Plan Kitchen/Diner/Day Room & Utility Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price

£450,000 - £475,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111756 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)