

4 Bedroom Detached House

Bessie Avenue, Kirkella, Hull, HU10 7JX

Offers in Region of

£399,950



- HIGHLY SOUGHT AFTER LOCATION OF KIRKELLA • 4 BEDROOM DETACHED PROPERTY • VISTAS OF OPEN COUNTRYSIDE • TASTEFUL AND STYLISH FINISH THROUGHOUT • FAMILY BATHROOM, 2 X EN-SUITES & GF WC • OFF-ROAD PARKING • GARAGE • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED





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This is a fantastic and rare opportunity to acquire a highly impressive super smart detached property which has a unique position on the fringes of open countryside.

The property lies within a highly sought-after exclusive development in the heart of this most popular village of Kirkella.

Discerning purchasers cannot fail to be impressed with the size and standard of the accommodation on offer. The accommodation flows beautifully from room to room with highly impressive living spaces all with tasteful and stylish finishes.

The internal accommodation is arranged to 2 floors and comprising of an entrance hall with a spacious cloaks/W.C. with a 2-piece suite. A bright and spacious lounge. Leading through from the entrance hall is a full width dining kitchen with a sofa area. The kitchen has a range of modern attractive units which are further enhanced with tasteful, coordinating fixtures and fittings and integrated appliances. French doors provide lovely views and access to the rear patio and garden beyond - this is a very well planned domestic preparation area with space for informal dining and entertaining with family, friends and summer barbecues. A separate utility/laundry room leads through from the main kitchen area.

The spacious landing to the first floor leads through to 4 aesthetically, pleasing bedrooms, the main bedroom and bedroom 2 both have the benefit of en-suite shower rooms with 3-piece suites. The family bathroom is also accessed from the landing with a modern 3-piece suite which is further complemented with soft contrasting tiled surround.

Spectacular views from the first floor to the rear is what makes this property fairly unique with lovely views and vistas over open countryside.

Outside to the rear the garden has a patio/seating area. The garden is mainly laid to lawn and enclosed with a high-level, perimeter and boundary enclosure. The garden is non-overlooked to the rear thus providing a good degree of privacy.

To the front of the property the garden has been block paved for ease of maintenance and further to create a multi-vehicle off-road parking space or hard standing area with a private drive which extends to the garage.

The garage has power, light and up & over door.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing.

Potential purchasers cannot fail to be impressed. -One, definitely not to be missed!

Location

The area has everything that is needed for day-to-day living. There are superb shopping centres and retail parks which are practically on the doorstep! Regular public transport connections provide easy access to the other West Hull villages of Willerby, Swanland, Westella, Hessle and North Ferriby. Good motorway connections link easily with Cottingham village and the well visited historic market town of Beverley.

For the growing family, the area has a great choice of reputable schools, colleges and academies. Other amenities include a health centre, fitness centre, local golf club and the Haltemprice sports centre. There is also a post office, bank, opticians and library. Castle Hill Hospital is just minutes away from the property.

All in all a great place to live!

Additionally, for those wishing to spend leisure time nights out with family and friends there are many well visited and highly popular family restaurants and cafe bars to choose from.

A truly great opportunity to live in this very special property!

Property Description

Ground Floor

Entrance - Open entrance porch.
Wall light points.
Block paved tiling to the porch.
Double glazed front entrance door with side screen window.
Further leading through to the entrance hall...

Entrance Hall - Spindle staircase off to the first floor.
Under stairs storage/cloaks cupboard.
Radiator.
Laminate flooring.

GF Cloaks/W.C. - White 2-piece suite with a built-in pedestal wash hand basin and built-in low flush W.C. with contrasting tiled surround.
Extractor fan.
Radiator.
Coordinating tiled flooring.

Lounge - 14' 4" x 11' 5" (4.38m x 3.48m) Extremes to extremes.
Double glazed multi-paned windows with aspect over front garden area.



Radiator.

Dining Kitchen - 28' 9" x 10' 9" (8.78m x 3.29m) Extremes to extremes.

Full width dining kitchen with sofa area.

Double glazed windows with aspect over the rear garden area and double glazed French doors with matching side screen windows, providing views and access to the rear patio and garden with open countryside beyond.

Range of matching base, drawer and wall mounted units with integrated appliances to incorporate a integrated dishwasher. Integrated fridge/freezer, and integrated oven and microwave.

There is a roll edge coordinating laminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over a matching splash back surround.

A further worksurface houses a hob, built-in stainless steel funnel hood extractor fan over and a stainless steel splash back surround.

There is space for a good size sofa and space for dining table.

Recessed down lighting.

Radiator.



Utility Room - 6' 8" x 6' 2" (2.04m x 1.88m) Extremes to extremes.

Double glazed rear entrance door.

Laminate work surface housing a single drainer sink unit with a mixer tap over and matching splash back surround.

Plumbing for automatic washing machine.

Wall mounted gas central heating boiler.

Radiator.

Laminate flooring.



First Floor

Landing - Spindle rail enclosure.

Loft hatch through to the roof void.

Built-in airing cupboard

Radiator.

Bedroom One & En-suite - 15' 8" x 11' 3" (4.8m x 3.45m)

Extremes plus door access to extremes.

Double glazed multi-paned window with aspect over the front garden area.

Built-in fitted double slide robes with shelves and hanging space.

Radiator.

En-suite...

3-piece suite comprising of a double walk-in shower



enclosure with contrasting tiled surround, wall mounted wash hand basin with chrome effect mixer tap over and built-in low flush W.C. all with a contrasting tiled surround.

Double glazed opaque window.

Extractor fan.

Recessed downlighting.

Radiator.

Coordinating tiled flooring.

Bedroom Two & En-suite - 14' 9" x 10' 2" (4.52m x 3.1m) Extremes to extremes.

Double glazed multi-paned window with aspect over the front garden area.

Radiator.

En-suite...

3-piece suite comprising of a double walk-in shower enclosure, all with a contrasting tiled surround, wall mounted wash hand basin with waterfall tap over and built-in low flush W.C.

Recessed down lighting.

Extractor fan.

Radiator.

Coordinating ceramic tiled flooring.

Bedroom Three - 13' 2" x 10' 9" (4.03m x 3.3m) Extremes to extremes.

Double glazed window with aspect over the rear garden area and views with open countryside beyond.

Radiator.

Bedroom Four - 11' 1" x 10' 4" (3.4m x 3.15m) Extremes to extremes.

Double glazed window with aspect over the rear garden area and views of open countryside beyond.

Radiator.

Bathroom - 3-piece suite comprising of a panel bath, built-in vanity wash hand basin and built-in low flush W.C.

Chrome fittings to the sanitary ware.

Wall mounted shaver socket.

Double glazed opaque window opaque.

Extractor fan.

Recessed downlighting.

Coordinated ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear is a paved patio/seating area. The garden is all enclosed with a high-level timber perimeter and boundary fence.

The garden also enjoys the views of open countryside beyond.

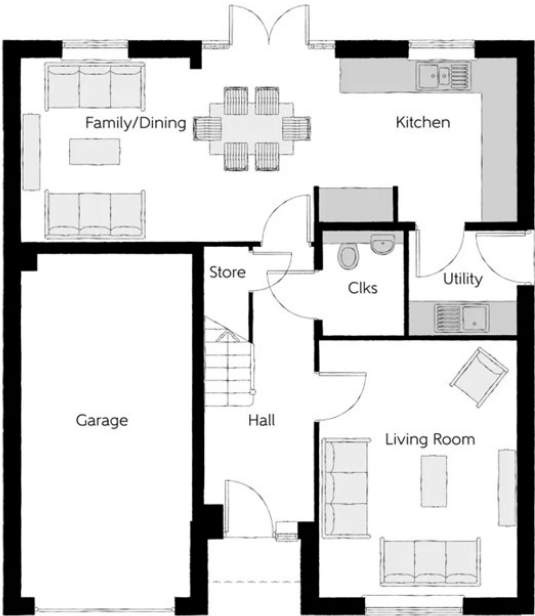
Council tax band: E

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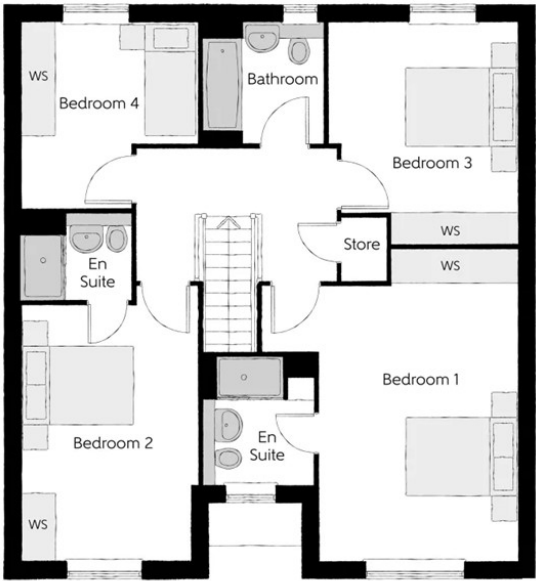




Floorplan – Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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