



106 East Ella Drive

, Hull, HU4 6AN

Guide price £110,000



106 East Ella Drive

, Hull, HU4 6AN

Guide price £110,000



Ground Floor

Entrance Hallway

Entrance to the front via UPVC double glazed door, with fixed staircase to the first floor, solid wooden floor, radiator and understairs storage.

Lounge

11'5" x 10'10" (3.48m x 3.32m)

With UPVC double glazed bay window to the front, gas fireplace, solid wood flooring and radiator.

Kitchen

16'11" x 11'9" (5.17m x 3.60m)

With UPVC double glazed bay window to the rear. Fitted with a range of base and wall mounted units, laminated worksurfaces and tiling to splashback areas, inset stainless steel sink unit, inset gas hob with extractor over and built in double oven. With solid wood flooring and radiator.

First Floor

Central Landing

Providing access to all first floor rooms.

Bedroom One

10'9" x 11'3" (3.28m x 3.45m)

Double bedroom to the front with UPVC double glazed bay window, carpet flooring and radiator.

Bedroom Two

11'11" x 10'1" (3.65m x 3.09m)

Double bedroom with UPVC double glazed window, fitted wardrobe and cupboard housing the boiler, carpet flooring and radiator.

Bedroom Three

8'1" x 7'9" (2.48m x 2.38m)

With UPVC double glazed window and radiator.

Bathroom

6'9" x 6'6" (2.08m x 2.00m)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white, comprising panelled bath with shower attachment over, wall mounted sink and low level WC. With fully tiled walls and heated towel radiator.

Externally

With gated front garden with pathway to front door, a side passage leads to the extensive back garden which is mostly laid to lawn with raised decking area.

Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council.

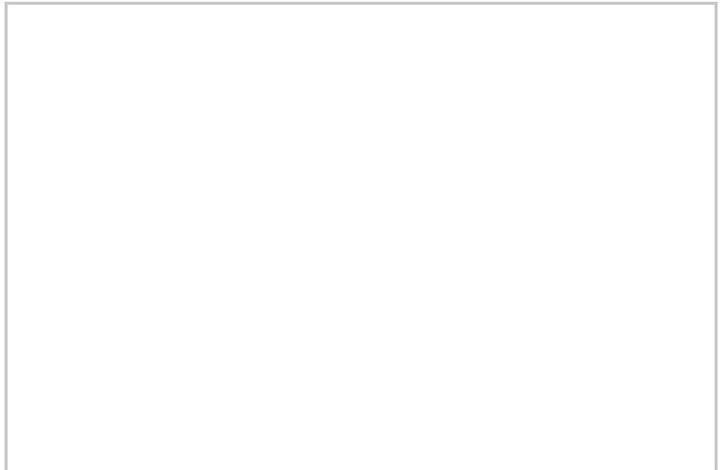
ADDITIONAL INFORMATION

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.



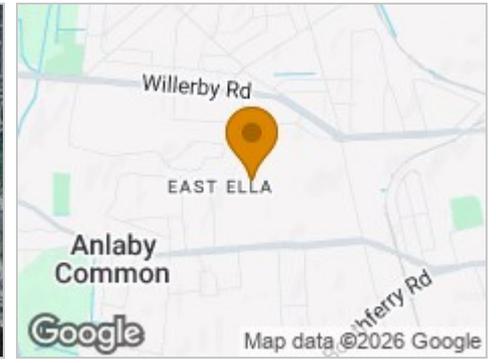
Road Map



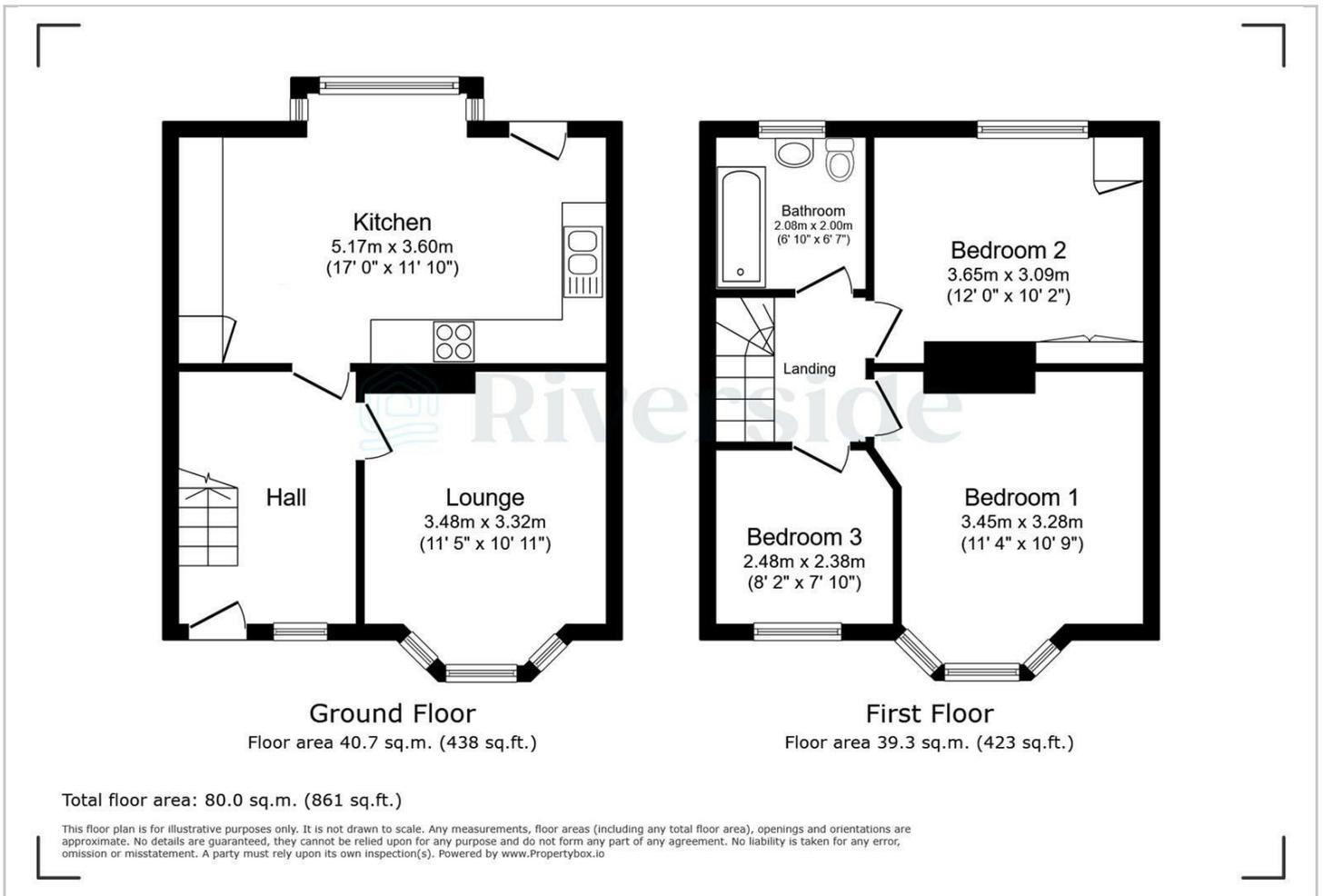
Hybrid Map



Terrain Map



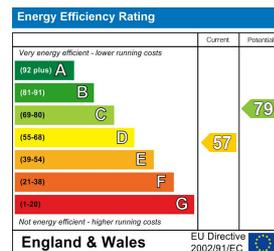
Floor Plan



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