



Bladonia, 4 Bladons Walk, Kirk Ella, East Yorkshire, HU10 7AX

SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION



This impressive detached home offers over 2000 sq ft of living space with four double bedrooms, two bathrooms, and four reception rooms. Situated in a small, exclusive development, it's perfect for families looking for a comfortable, well-maintained property. The house features a recently re-fitted kitchen and bathrooms, along with plenty of room for both relaxing and entertaining. With a double garage, private driveway, and a large rear garden, this home is a must-see for those wanting easy access to local amenities and schools.

From the Agent's Perspective

This property is a fantastic opportunity for families or professionals who want a spacious, well-maintained home in a highly desirable area. One of the key features is its location—being part of a small, exclusive development means it's ideal for those who appreciate a bit more privacy while still being close to everything they need. Willerby Square, just a short walk away, offers a great selection of shops and local amenities, and you've got schools and a sports centre within easy reach, which is perfect for families.

For professionals, particularly those working in the medical field, the proximity to major hospitals like Hull Royal Infirmary, Castle Hill Hospital, and Spire Hospital makes commuting incredibly convenient. It's rare to find a property in such a prime spot that ticks so many boxes when it comes to both lifestyle and practicality.

Inside, the layout is very family-friendly. The ground floor offers a lot of flexibility, with four reception rooms providing plenty of options for everyday living and entertaining. The large living room is perfect for cosy evenings, and the adjoining garden room is a real bonus, offering lovely views of the rear garden. The separate day room and study give even more space, whether you need a home office, playroom, or extra dining area.





The recently re-fitted kitchen is a real highlight, designed with modern family living in mind, and the updated bathrooms are stylish and functional. Upstairs, the four double bedrooms mean there's plenty of room for everyone, and the master bedroom with its en-suite adds a touch of luxury.

Outside, the private driveway and double garage provide ample parking, and the rear garden is the perfect size for outdoor activities or just relaxing in your own space. This is a home that has been thoughtfully designed and maintained, and its location makes it stand out even more.

Location

The exclusive village of Kirk Ella 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 Kirk Ella 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.

Tenure

The tenure of the property is freehold.

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 F.*

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.

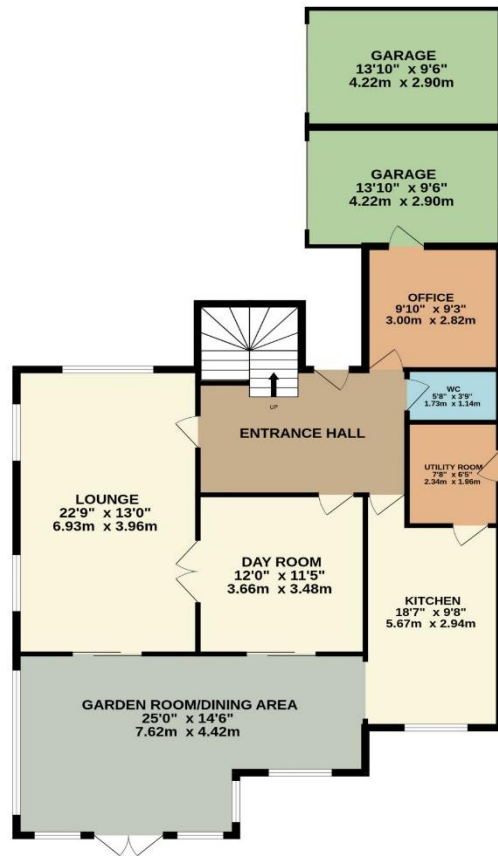
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

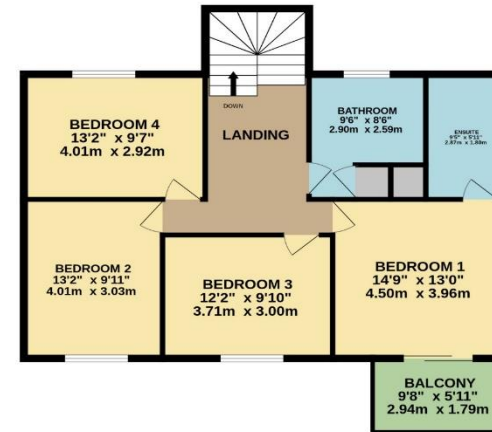
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 2121 sq.ft. (197.0 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

