

staniford
grays



9 Laxton Garth, Kirk Ella, HU10 7NN

£384,950

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9 Laxton Garth

Kirk Ella, HU10 7NN

- SPACIOUS 24 FOOT LIVING ROOM
- TWO PATIO AREAS
- SPACIOUS LIVING SPACE
- WEST FACING GARDEN
- GARAGE WITH POWER AND LIGHTING
- CLOSE TO VILLAGE CENTRE

** FAMILY HOME IN POPULAR LOCATION **

Beautiful immaculately presented four bedroomed detached family home in the popular village of Kirk Ella. The location offers local amenities, leisure facilities, well regarded schools and transport links within easy reach.

The property benefits from generous living space as well as a raised rear lawned garden with two patio areas and a summer house. This home also benefits from four bedrooms, a family bathroom, cloakroom WC and en-suite shower room together with off street parking for two cars and a garage.



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GROUND FLOOR

ENTRANCE HALL

11'11" x 3'0" (3.64 x 0.93)
Composite front door with privacy glass. Laminate wood flooring, ceiling light, coving, contemporary wall mounted radiator, uPVC double glazed window and understairs storage space. Leading to the kitchen with living room, cloakroom and staircase off.

CLOAKROOM WC

5'6" x 2'11" (1.68 x 0.90)
Laminate wood floor with wooden door and chrome door furniture, ceiling light, uPVC double glazed privacy window. Chrome radiator, low flush WC, wash hand basin with mixer tap and vanity unit.

KITCHEN DINER

18'4" x 9'10" (dining area 9'7" x 6'2") (5.60 x 3.0 (dining area 2.94 x 1.88))
A fabulous kitchen diner offering a social dining space and fully fitted kitchen with integrated appliances, plinth and worktop lighting, drainer sink with mixer tap as well as access to the rear garden via sliding patio doors. Wood door with glass panels and chrome door furniture, laminate wood flooring, uPVC double glazed window with front aspect and ceiling spotlights and sliding patio doors to the rear garden. Wall mounted radiator, integrated fridge freezer, integrated dishwasher, gas hob with extractor above and Electrolux microwave and oven. The dining area has uPVC double glazed window with outlook over the rear garden and wall mounted radiator.

LOUNGE

24'10" x 11'4" (7.57 x 3.46)
A spacious room with plenty of natural light from both the front aspect bay window and the conservatory windows to the rear. Wood door with chrome door furniture, carpeted floor, two pendant light fittings, two wall mounted radiators and fireplace with gas fire, hearth and surround.

CONSERVATORY

13'1" x 9'6" (4.0 x 2.92)
A spacious conservatory constructed of brick and uPVC windows to two elevations with French doors from the living room and a second set of French doors to the patio and garden. Ceiling mounted pendant light fitting and wall mounted radiator.

FIRST FLOOR

LANDING

Staircase with wooden hand rail and spindles leading to a landing with loft hatch and airing cupboard.

SUPERIOR BEDROOM

11'5" x 13'4" (3.50 x 4.07)
Wooden door with chrome door furniture, ceiling mounted light fitting, two uPVC double glazed windows, wall mounted radiator, alarm panel and fitted wardrobes.



ENSUITE BATHROOM

6'6" x 4'9" (2.0 x 1.47)

Wooden door with chrome door furniture, vinyl flooring, ceiling mounted light fitting and uPVC double glazed privacy window. A chrome towel radiator, low flush WC, wash hand basin with mixer tap and vanity unit, corner shower cubicle with mixer shower and rainfall shower head with full splashback tiling.

BEDROOM TWO

11'6" x 10'5" (at longest and widest point) (3.52 x 3.19 (at longest and widest point))

Wooden door with chrome door furniture, carpeted floor, uPVC double glazed window with front aspect, wall mounted radiator, a range of fitted wardrobes and a storage cupboard.

BEDROOM THREE

11'1" x 7'8" (3.40 x 2.36)

Wooden door with chrome door furniture, fitted wardrobes, ceiling light fitting, uPVC double glazed window with outlook to the rear and wall mounted radiator below.

BEDROOM FOUR

8'2" x 6'6" (2.50 x 2.0)

Wooden door with chrome door furniture, carpeted floor, fitted wardrobes, uPVC double glazed window with outlook to the rear and wall mounted radiator below.

FAMILY BATHROOM

6'7" x 6'9" (2.01 x 2.07)

Wooden door with chrome door furniture, vinyl flooring, ceiling mounted light, uPVC double glazed privacy window. Wash hand basin with vanity unit, bath with mixer tap and mixer shower over with rainfall showerhead, full splashback tiling and wall mounted extractor fan.

EXTERNAL

A lawned garden to the front of the property with driveway providing off-street parking for two cars, leading to single garage. Two gates either side of the house lead to the rear garden. To the rear features a raised lawned garden, fenced on two sides with two patio areas, a stone path across the rear of the house with steps up to the summer house.

SERVICES :

Mains water, gas, electricity and drainage are connected. We understand the current Council Tax Band to be E

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

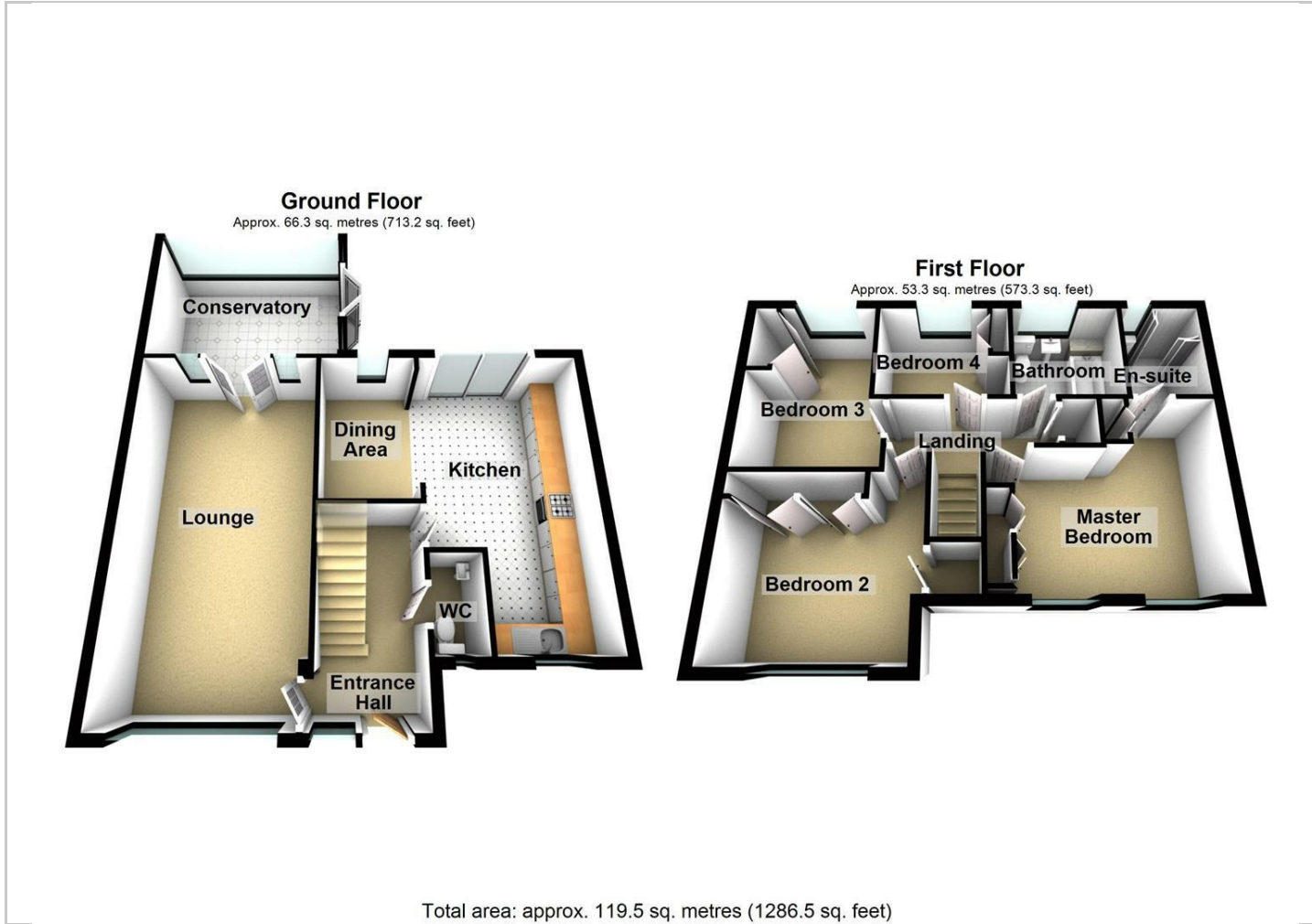
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



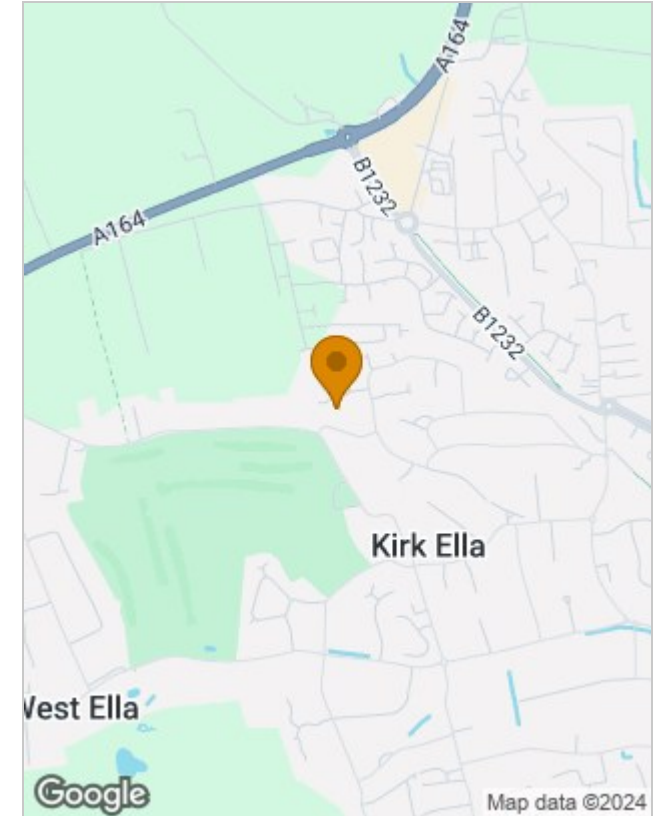
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

