

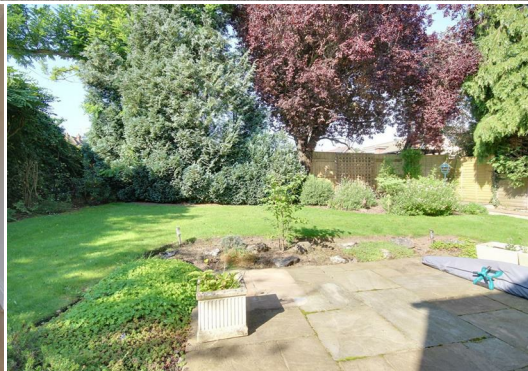
Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



3 Cottage Drive, Kirk Ella, East Yorkshire, HU10 7PE

- 📍 Detached Dormer Property
- 📍 Highly Desirable Location
- 📍 Extremely Spacious
- 📍 Council Tax Band F
- 📍 Modern Fitted Kitchen
- 📍 Large Garage
- 📍 Three Good Bedrooms
- 📍 Freehold/EPC = C

£400,000

INTRODUCTION

Situated in a very desirable location, just off West Ella Road, is this spacious detached dormer style house. The well presented accommodation is depicted on the attached floor plan and has the benefit of gas fired central heating and uPVC double glazing. An entrance porch opens to the large central hallway with cloaks/WC situated off. There is a twin aspect lounge, dining room and a fabulous modern fitted kitchen plus utility room. At first floor lies a spacious landing with study area, three good bedrooms, en-suite shower room to bed 1 and a separate bathroom. Outside a driveway provides good parking and access to the double garage. A lawned garden extends to the front and there is an attractive westerly facing garden to the rear bounded by shrubbery.

LOCATION

Cottage Drive lies within one of the area's most desirable locations being just off West Ella Road, close to Kirk Ella village centre. The overall area affords a wide variety of local shops and amenities with a number of shopping parks within striking distance. The well reputed junior school of St. Andrews is on Mill Lane, secondary schools are available at Wolfreton School on Carr Lane plus public schools are also available nearby. Good road connections lead to the city centre to the east or in a westerly direction through the villages towards the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

HALLWAY

16'6" x 12'6" approx (5.03m x 3.81m approx)

A particularly spacious central hallway with stairs leading up to the first floor.



CLOAKS/WC

With low level WC and wash hand basin.

LOUNGE

26' x 15' approx (7.92m x 4.57m approx)

A stunning room with window to front elevation and patio doors to the rear. There is a feature fire surround with marble hearth and back plate housing a "living flame" gas fire.



DINING ROOM

13'1" x 11'5" approx (3.99m x 3.48m approx)

With door to hallway flanked by stained glass side lights. Window to rear.



BREAKFAST KITCHEN

15' x 13'1" approx (4.57m x 3.99m approx)

A stunning kitchen having an array of high gloss contemporary units and work surfaces. Appliances include a Neff double oven, induction hob and extractor hood above. Window to rear elevation. Ample area for table and chairs.





UTILITY ROOM

7'10" x 6'10" approx (2.39m x 2.08m approx)

With sink and drainer unit, plumbing for a dishwasher, space for American style fridge freezer, external access door to side and internal access through to the garage.

LANDING/STUDY AREA

12'10" x 10'2" approx (3.91m x 3.10m approx)

A spacious landing area which would be ideal as a study. Cylinder cupboard off.



BEDROOM 1

21'4" x 13'6" approx (6.50m x 4.11m approx)

With an array of fitted furniture comprising wardrobes and drawers. Window to both front and rear elevations. A concealed entrance leads through to the en-suite shower room.



EN-SUITE SHOWER ROOM

With suite comprising low level WC, bidet, wash hand basin and shower cubicle.



BEDROOM 2

15' x 10'9" approx (4.57m x 3.28m approx)
With fitted wardrobes and drawers.



BEDROOM 3

14'10" x 10' approx (4.52m x 3.05m approx)
With fitted wardrobe, drawers and shelving. Window to front elevation.



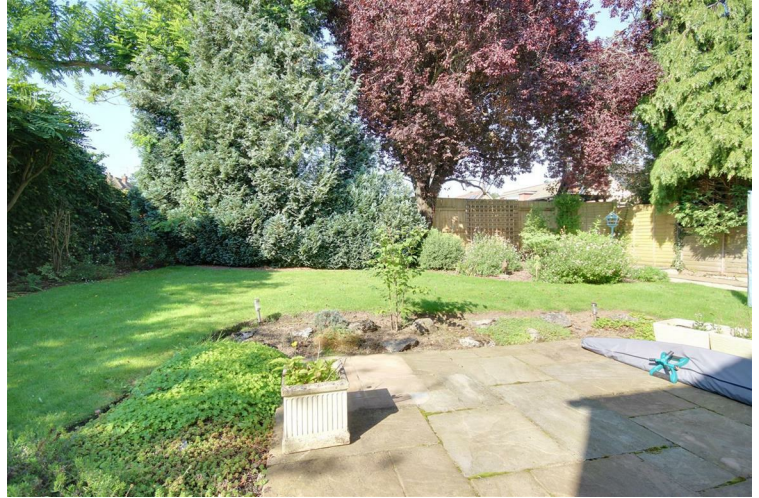
BATHROOM

10'8" x 6' approx (3.25m x 1.83m approx)
Having a coloured suite comprising low level WC, wash hand basin and bath. Tiling to the walls.



OUTSIDE

A lawned garden extends to the front and a side driveway provides good parking and access to the garage. The garage measures approximately 17'2" x 16'7" approx and has an automated up and over entry door. The garage has fitted storage cupboards and houses the gas fired central heating boiler, water softener and there is plumbing for an automatic washing machine. To the rear of the house is an attractive westerly facing garden with paved patio area, shaped lawn and shrubs to the borders.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Vendors have advised that all carpets and floor coverings are included in the sale. All other fixtures and fittings other than those specified in this brochure, such as curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

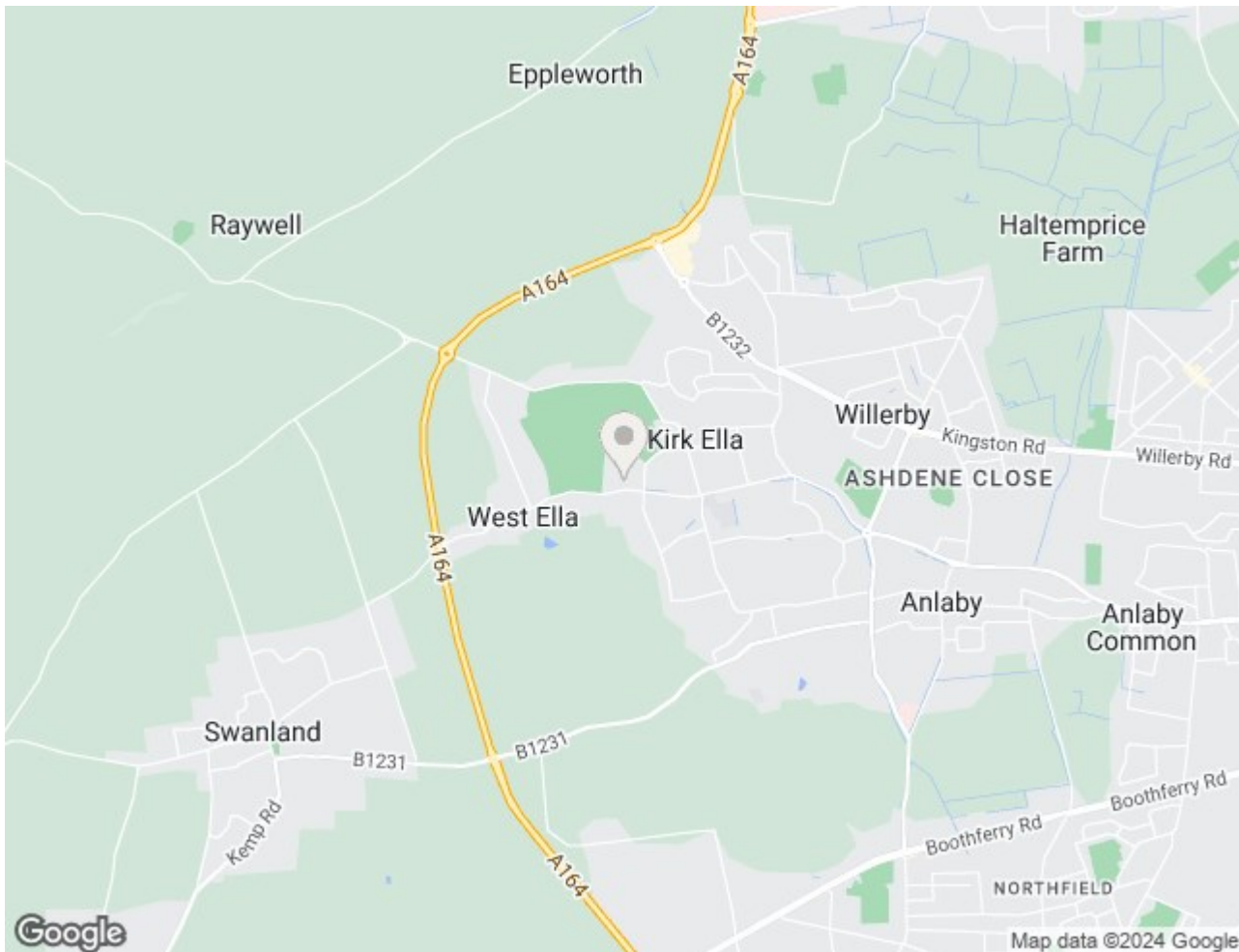
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 123.8 sq. metres (1332.9 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



Total area: approx. 208.1 sq. metres (2239.6 sq. feet)

