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Matthew
Limb
MOVING HOME



8 Willingham Way, Kirk Ella, East Yorkshire, HU10 7NL

- 📍 Detached House
- 📍 Great Family Home
- 📍 4 Bedrooms
- 📍 Council Tax Band = E
- 📍 Smart Dining Kitchen
- 📍 Gardens & Garage
- 📍 Sought After Location
- 📍 Freehold/EPC = D

£350,000

INTRODUCTION

This 4 bedroomed detached property is a great family home offering stunning accommodation in a very popular and convenient cul-de-sac location. Beautifully presented, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., large lounge with deep bay window and a contemporary dining kitchen stretching across the rear of the house with double doors leading out to the garden. Up on the first floor are 4 bedrooms, the main of which has the benefit of an en-suite shower room. There is also a separate family bathroom. Gas fired central heating to radiators and uPVC double glazing are installed. Outside a driveway provides good parking and access to the garage. There is also a lawned garden. To the rear lies an extensive paved patio with lawned garden beyond and a corner decked patio area. In all, a lovely home in which early viewing is strongly recommended.

LOCATION

The property is situated at the end of Willingham Way, a small cul-de-sac which is approached from Annandale Road and Laxton Garth. Kirk Ella is one of the area's most desirable locations situated to the western side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber bridge, the nearby town of Cottingham and the historic town of Beverley. In addition, convenient access is available to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs leading to first floor off and cupboard beneath. Double doors opening through to the lounge.

CLOAKS/W.C.

With low level W.C., wash hand basin in cabinet, tiled surround and tiled floor.



LOUNGE

18'2" x 10'9" approx (5.54m x 3.28m approx)

Extending to 13'2" approx. into deep bay window to the front elevation. There is also a feature arched window, again to the front. The focal point of the room is an inset living flame gas fire. Designer radiator, moulded coving to the ceiling.



DINING KITCHEN

18'2" x 10'4" approx (5.54m x 3.15m approx)

Stretching across the rear of the property, this stylish open plan dining/living kitchen has an extensive range of contemporary fitted handleless units. These feature an undercounter one and a half sink with mixer tap, Neff oven, Zanussi microwave, Neff hob and hood above, dishwasher, washing machine and a 60/40 fridge freezer. Window overlooks the rear garden and double doors with integrated blinds open out to the terrace. Designer radiators are fitted to the room.





FIRST FLOOR

LANDING

With window to side, cupboard off.

BEDROOM 1

11'6" x 13'10" approx (3.51m x 4.22m approx)
Into deep bay window to front elevation. Fitted wardrobes with sliding mirrored fronts.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin with cabinet, corner shower cubicle, tiled surround, tiling to the floor and heated towel rail.



BEDROOM 2

10'9" x 9'0" approx (3.28m x 2.74m approx)
Window to rear elevation.



BEDROOM 3

10'10" x 6'6" approx (3.30m x 1.98m approx)
Window to front elevation.



BEDROOM 4

9'0" x 6'6" approx (2.74m x 1.98m approx)
Window to rear elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround and tiling to the floor.



OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides good parking and access to the single garage. The attractive rear garden has an extensive paved patio with lawn beyond. To one corner lies a cornered decked patio. There is also a garden shed. Fencing and hedges extend to the perimeter.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, 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

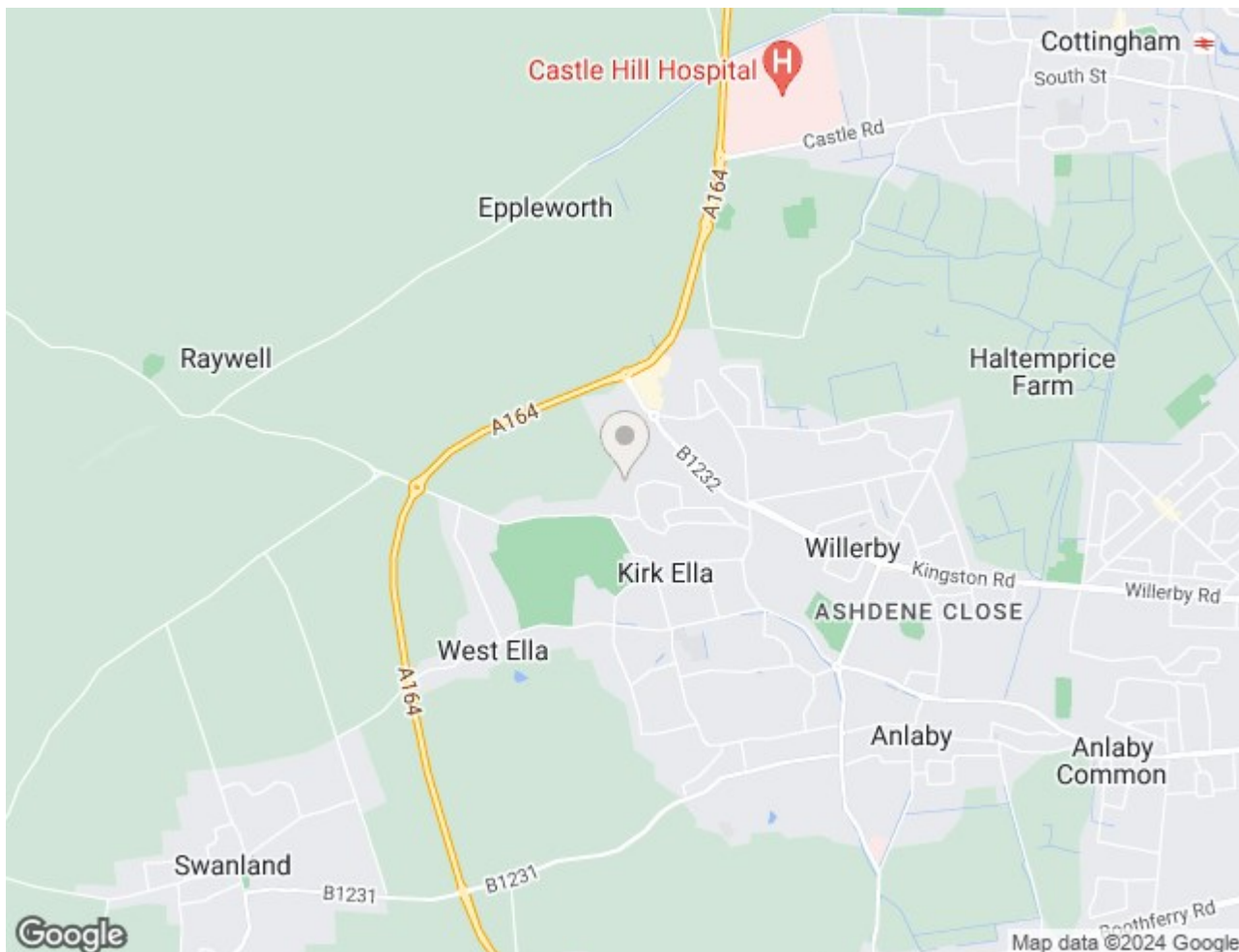
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

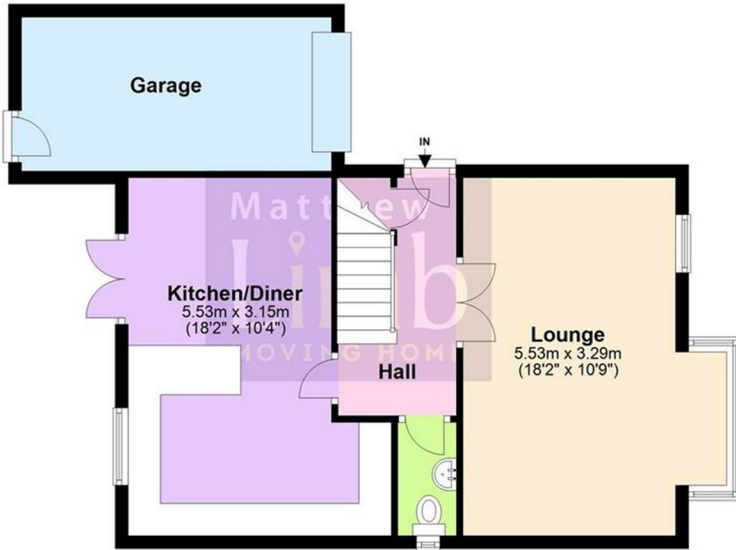
VALUATION SERVICE

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. 59.4 sq. metres (639.4 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.7 sq. feet)

