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Matthew
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MOVING HOME



7 Highdales, Kirk Ella, East Yorkshire, HU10 7QP

- 📍 Detached Bungalow
- 📍 Sought After Location
- 📍 Great Garden to Rear
- 📍 Council Tax Band = D
- 📍 3 Good Bedrooms
- 📍 Spacious Lounge
- 📍 Much Potential
- 📍 Freehold/EPC = D

£350,000

INTRODUCTION

This well proportioned detached bungalow has a great garden to the rear which enjoys a westerly facing aspect. The property provides excellent room sizes and affords further potential to extend/remodel by an incoming purchaser. The property is situated on the western side of Highdales, a sought after and small residential cul-de-sac located off West Ella Road. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, dining kitchen, 3 double bedrooms, bathroom and separate W.C.. There is uPVC double glazing and a ducted warm air heating system. Outside a driveway provides access to the attached garage. The rear garden is a particular attraction and is mainly lawned.

LOCATION

Highdales is a small residential cul-de-sac predominantly of bungalows being situated off West Ella Road between its junction with School Lane and Beverley Road. The picturesque village of Kirk Ella is one of the most desirable locations to the western side of Hull. The village itself affords a number of amenities and highly regarded junior school is located nearby. The surrounding area has an excellent range of shops, supermarkets, amenities and recreational facilities. There is a nearby bus service and good communication links to the Humber Bridge, A63/M62 motorway network or the nearby towns of Cottingham and Beverley.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with storage cupboards situated off.

LOUNGE

16'2" x 13'10" approx (4.93m x 4.22m approx)

With picture window to front, further window to side and chimney breast housing a feature fire surround with marble hearth and backplate housing a gas fire.



DINING KITCHEN

11'7" x 10'0" approx (3.53m x 3.05m approx)

With window to front. There is a range of fitted base and wall mounted units with transformation work surfaces and an integrated Neff oven and Belling 4 ring hob with extractor hood above, integrated fridge freezer, single stainless steel sink and drainer, plumbing for automatic washing machine, tiling to the floors. A cupboard houses the ducted warm air boiler.



SIDE LOBBY

External access door to side.

BEDROOM 1

13'5" x 11'0" approx (4.09m x 3.35m approx)

With a range of fitted furniture comprising wardrobes, cupboards and drawers, window to rear elevation.



BEDROOM 2

13'5" x 11'0" approx (4.09m x 3.35m approx)
Window to rear elevation.



BEDROOM 3

10'9" x 10'5" approx (3.28m x 3.18m approx)
Window to side elevation.



SHOWER ROOM

With suite comprising wash hand basin in cabinet, shower cubicle,
tiling to the walls, airing cupboard to corner.



W.C.

With low level W.C., tiling to the walls.

OUTSIDE

A lawned garden extends to the front adjacent to which a side drive provides parking and access to the garage. The good sized rear garden enjoys a westerly aspect and is predominantly lawned.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

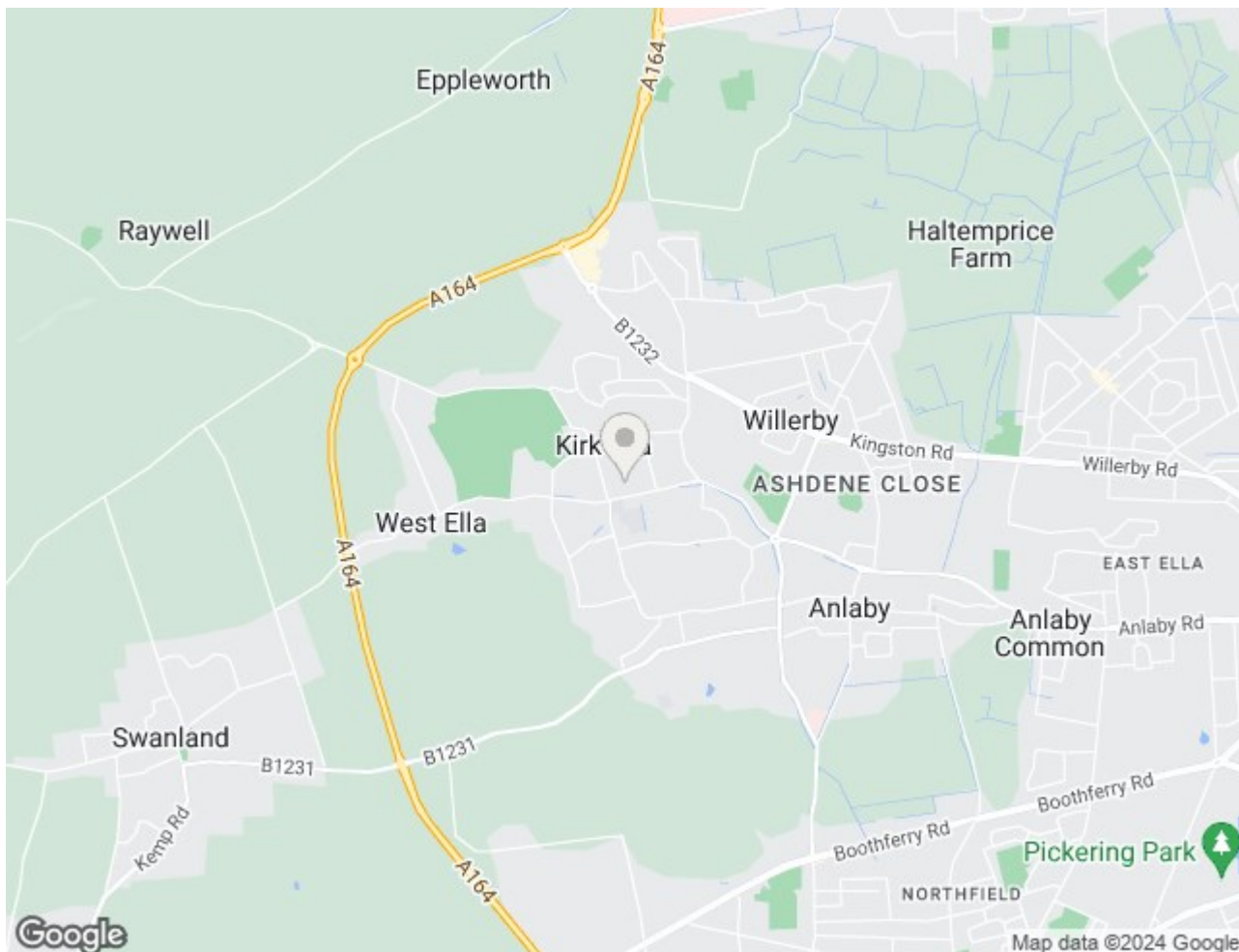
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 110.1 sq. metres (1185.6 sq. feet)



Total area: approx. 110.1 sq. metres (1185.6 sq. feet)

