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Matthew  
**Limb**  
MOVING HOME



*53 Grundale, Kirk Ella, East Yorkshire, HU10 7LB*

- 📍 Detached House
- 📍 Open Views To Rear
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = E
- 📍 Three Reception Rooms
- 📍 Modern Dining Kitchen
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = C

**£399,950**

## INTRODUCTION

Situated within the desirable village of Kirk Ella is this beautifully presented detached home which offers generously proportioned accommodation, open views to the rear and is ideal for family occupation. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway with cloaks/W.C., spacious lounge, separate sitting room, modern kitchen which is open plan through to the dining room plus a large conservatory to the rear overlooking the garden and open views beyond. Upon the first floor are four double bedrooms, the main bedroom having a walk in wardrobe. There is also a luxurious bathroom with shaped bath, "his and hers" wash hand basins and separate shower.

A block paved driveway extends to the front providing excellent parking and leads up to the integral garage. The rear garden enjoys a westerly aspect and is mainly lawned with patio area plus an attractive deck and pergola.

## LOCATION

The property is situated along Grundale, off Valley Drive, in Kirk Ella one of the areas most desirable locations to the western side of Hull. The surrounding area affords a good range of shops, supermarkets, amenities, recreation facilities and schooling including nearby St. Andrews primary school and Wolfreton secondary school. Convenient access is available to the Humber Bridge, the A63/M62 motorway network or the nearby towns of Cottingham and the historic market town of Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor.



### *CLOAKS/W.C.*

With low flush W.C. and vanity unit with wash hand basin. Window to front.



### *LOUNGE*

17'11" x 11'11" approx (5.46m x 3.63m approx)  
With oak flooring, marble feature fire surround housing a living flame gas fire. Window to front.



### *KITCHEN*

17'10" x 10'2" approx (5.44m x 3.10m approx)

Fitted with a range of modern units, complementing worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob with cooker hood above, integrated dishwasher, larder unit, fridge/freezer plus a large understairs storage cupboard. Opening through to the dining room.



### *DINING ROOM*

9'6" x 9'3" approx (2.90m x 2.82m approx)

With window to side and patio doors leading out to the rear garden. Internal access door to garage.



### *SITTING ROOM*

11'10" x 10'3" approx (3.61m x 3.12m approx)  
With patio doors leading through to the conservatory.



### *CONSERVATORY*

20'9" x 9'8" approx (6.32m x 2.95m approx)  
With stunning views across the garden and open fields beyond.  
French doors open out to the patio.



### *FIRST FLOOR*

#### *LANDING*

With loft access hatch.

### BEDROOM 1

15'11" x 8'9" approx (4.85m x 2.67m approx)  
With walk in wardrobe and window with panoramic views to rear



### BEDROOM 2

14'4" x 9'10" approx (4.37m x 3.00m approx)  
With built in wardrobe and window to front.



### *BEDROOM 3*

14'3" x 10'0" approx (4.34m x 3.05m approx)  
Window to front.



### *BEDROOM 4*

10'0" x 8'10" approx (3.05m x 2.69m approx)  
Window with countryside views to rear.



### *BATHROOM*

8'3" x 7'7" approx (2.51m x 2.31m approx)  
With luxurious suite comprising a shaped bath with shower attachment, shower enclosure, 'his & hers' wash hand basins, low flush W.C., tiled walls, inset spot lights and window to front.



*OUTSIDE*

A blocked paved driveway extends to the front providing excellent off street parking and leads up to the integral garage. The rear garden is a particular feature enjoying a westerly aspect and open views. There is a patio with lawn beyond plus an attractive deck with pergola.



*REAR VIEW*





### *PATIO, PERGOLA & VIEWS!*



### *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.

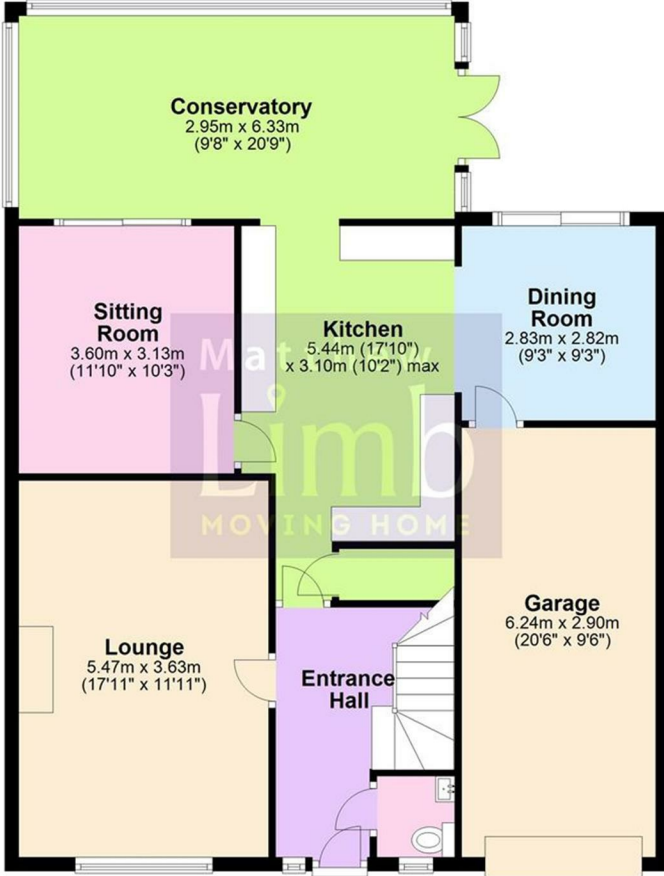
### *VALUATION SERVICE*

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.



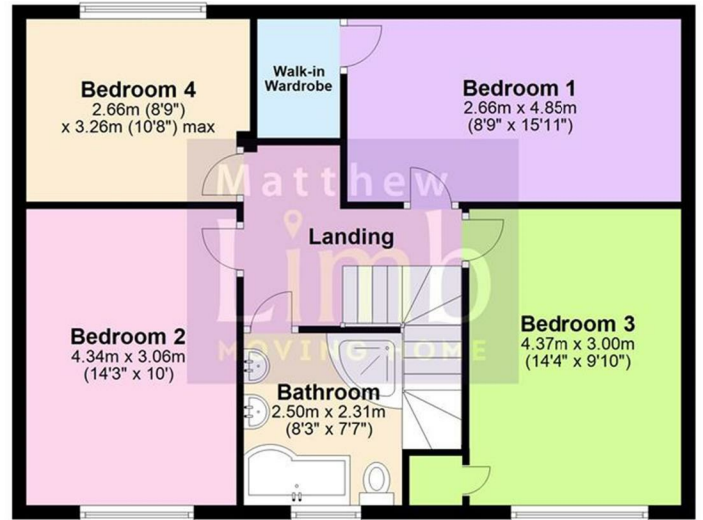
**Ground Floor**

Approx. 85.6 sq. metres (921.5 sq. feet)



**First Floor**

Approx. 67.4 sq. metres (725.7 sq. feet)



Total area: approx. 153.0 sq. metres (1647.3 sq. feet)

