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**Limb**  
MOVING HOME



*16 Easenby Avenue, Kirk Ella, East Yorkshire, HU10 7JP*

- 📍 Semi-Detached Bungalow
- 📍 Well Presented Accomm.
- 📍 Three Bedrooms
- 📍 Council Tax Band = C

- 📍 Spacious Lounge
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£239,999**

## INTRODUCTION

Offered for sale with no onward chain is this well presented semi-detached bungalow. The accommodation is depicted on the attached floorplan and would benefit from some general updating. The property has the benefit of gas central heating and uPVC double glazing and the accommodation briefly comprises a spacious entrance hall, lounge with feature fireplace, kitchen with rear lobby, three bedrooms and a bathroom with four piece suite.

An attractive lawned garden extends to the front and a side drive provides good off street parking and leads onwards to the detached single garage. The lovely rear garden is lawned with a patio area and attractive shrubbery.

## LOCATION

Easenby Avenue is off Mill Lane and runs through to Valley Drive in Kirk Ella which is one of the area's most desirable locations situated to the west 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 schooling including nearby St Andrews Primary School and Wolfreton Secondary School. The Haltemprice Sports centre is easily accessible along with Anlaby Retail Park where shops such as Morrisons and M&S Food can be found. Convenient access to the A63 is available which leads to Hull city centre to the east and the Humber Bridge.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Spacious and welcoming with all rooms leading off. Large storage cupboard.



## LOUNGE

14'11" x 12'11" approx (4.55m x 3.94m approx)  
With feature fireplace housing a living flame gas fire. Window to front elevation.



## KITCHEN

12'11" x 11'2" approx (3.94m x 3.40m approx)  
With fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, double oven and four ring hob. There is plumbing for a washing machine and dishwasher. Cylinder cupboard and cupboard housing the gas central heating boiler. Window to rear.



## REAR LOBBY

With external access door to the garden.

## BEDROOM 1

13'1" x 11'0" approx (3.99m x 3.35m approx)  
With fitted wardrobes and window to front.



## BEDROOM 2

10'0" x 9'10" approx (3.05m x 3.00m approx)  
Window to rear.



## BEDROOM 3

9'10" x 6'9" approx (3.00m x 2.06m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled walls and windows to side elevation.



## OUTSIDE

An attractive lawned garden extends to the front and a side drive provides good off street parking and leads onwards to the detached single garage. The lovely rear garden is lawned with a patio area and attractive shrubbery.





### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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. 80.3 sq. metres (864.3 sq. feet)



Total area: approx. 80.3 sq. metres (864.3 sq. feet)



