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Matthew
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MOVING HOME



Pine Tree Cottage, Godmans Lane, Kirk Ella, East Yorkshire, HU10 7NX

- 📍 An Exciting Opportunity
- 📍 Significant Potential
- 📍 Individual Detached House
- 📍 Council Tax Band G
- 📍 Grounds of Approx. 0.8 Acre
- 📍 Adjoins Hull Golf Club
- 📍 Highly Desirable Location
- 📍 Freehold/EPC = C

£795,000

INTRODUCTION

An exciting opportunity to purchase a unique property with great potential located alongside the fairways of Hull Golf Club. Pine Tree Cottage is a 4 bedroomed detached residence, which now somewhat dated, affords the opportunity to refurbish/redevelop into something very special. The site extends to around 0.8 acre accessed from the exclusive street scene of Godmans Lane, in the centre of Kirk Ella village and the property is orientated to take full advantage of the westerly aspect. It borders the twelfth hole of Hull Golf Club and with suitable pruning/maintenance of the trees and shrubbery would provide a beautiful vista. Currently the house extends to around over 2,500 feet over two floors and briefly comprises an entrance porch, hallway, cloaks, W.C., lounge, sun lounge, dining room, kitchen, snug and utility. At first floor are a series of four bedrooms the main having an en-suite and there is a separate bathroom. The grounds create a delightful private and tranquil setting being mainly laid to lawn complimented by ornamental shrubbery and some specimen trees. A long approach driveway opens to the parking forecourt and turning head together with giving access to the double garage. In all, a rare opportunity indeed in one of the region's most desirable locations.



LOCATION

Godmans Lane is one of the area's most sought after address and is located in the centre of this highly desirable west Hull village. A number of facilities are situated in the village centre with the surrounding area offering a more extensive range of shops and public amenities. The well reputed junior school of St Andrews is on Mill Lane, with secondary schooling available at nearby Wolfreton school in Willerby. Public schooling is available nearby at Hessle Mount, Tranby or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction towards the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to

ENTRANCE PORCH

Internal door to

HALLWAY

An attractive central hallway with a return staircase leading up to the first floor.



CLOAK ROOM

With cupboard and access to

W.C

With low level W.C. and wash hand basin.

LOUNGE

21'0" x 15'0" approx (6.40m x 4.57m approx)

Orientated to look in a westerly direction across the gardens via sliding patio doors running to one elevation. The chimney breast houses a working marble fireplace. Double doors open to



SUN LOUNGE

22'6" x 10'0" approx (6.86m x 3.05m approx)

Enjoying a vista across the gardens and sliding doors leading out.



DINING ROOM

14'0" x 19'2" approx (4.27m x 5.84m approx)
Into deep bay window to the west elevation.



KITCHEN

15'0" x 11'0" approx (4.57m x 3.35m approx)
Having a selection of fitted units, sink and double drainer, plumbing for automatic washing machine, window overlooking the gardens to a westerly elevation. Situated off the kitchen is a very useful pantry cupboard.



SNUG

15'4" x 10'10" approx (4.67m x 3.30m approx)
With windows to the south elevation.



UTILITY ROOM

10'7" x 6'1" approx (3.23m x 1.85m approx)

With sink and drainer, plumbing for automatic washing machine and space for further appliances, external access door to the side.

FRIST FLOOR

LANDING

With large airing cupboard situated off

BEDROOM 1

17'7" x 14'10" approx (5.36m x 4.52m approx)

With large picture window overlooking the grounds to the west and providing views towards the Golf Course. Fitted wardrobes.



ENSUITE BATHROOM

with suite comprising bath, low level W.C. and wash hand basin.



BEDROOM 2

13'10" x 15'0" approx (4.22m x 4.57m approx)
With window to west elevation overlooking the gardens and Golf Course beyond, fitted wardrobes, vanity wash hand basin.



BEDROOM 3

15'0" x 11'0" approx (4.57m x 3.35m approx)
With window to the west elevation overlooking the gardens and Golf Course beyond, fitted wardrobes, vanity wash hand basin.



BEDROOM 4

10'8" x 7'5" approx (3.25m x 2.26m approx)
Window to rear elevation.



BATHROOM

With bath having a shower over, wash hand basin, tiling to wall.



SEPARATE W.C.

With low level W.C.

ATTIC

The house benefits from a large attic which runs the entire length of the house and provides useful storage space and the opportunity for conversion.

OUTSIDE

The property is approached across a long entrance driveway which opens up to the parking area and a turning circle with a double garage set to one corner. The house has been built to take full advantage of the westerly aspect and proximity of the Golf Course. The beautiful grounds are largely laid to lawn together with mature borders, shrubs and specimen trees. A managed programme of pruning/maintenance will reveal a delightful aspect. There is also a greenhouse.





VIEW



REAR



GARAGES

With two separate remote controlled automatic doors.



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

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

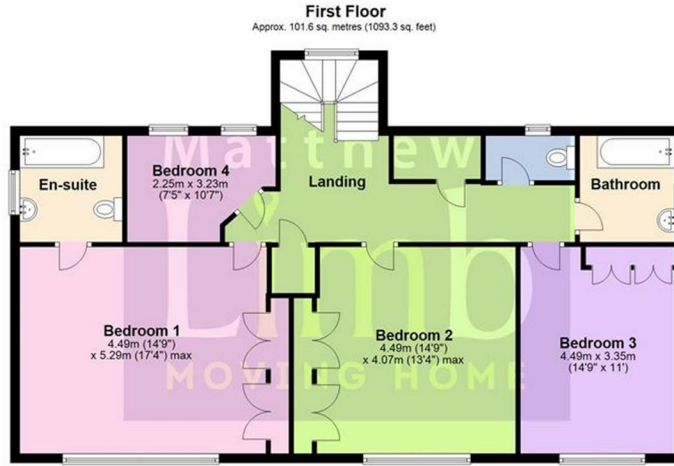
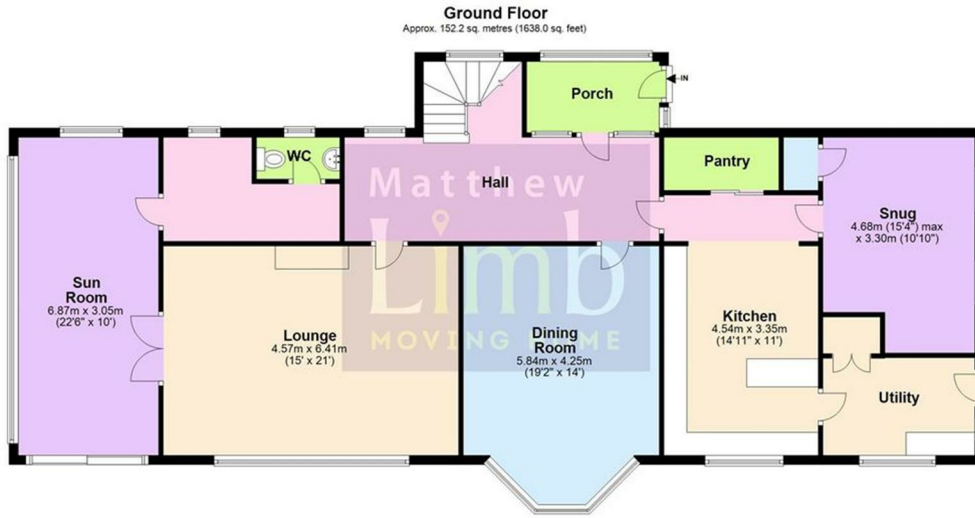
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 253.8 sq. metres (2731.4 sq. feet)

