



Beech Rise, 2 Cock Pit Close, Kirk Ella, East Yorkshire, HU10 7LG

- 📍 Detached 'True' Bungalow
- 📍 Triple Garaging
- 📍 Two/Three Receptions
- 📍 Council Tax Band = F
- 📍 Up to Four Bedrooms
- 📍 Desirable Cul-De-Sac
- 📍 Spacious Breakfast Kitchen
- 📍 Freehold/EPC = E

£325,000

INTRODUCTION

'Beech Rise' is a very well proportioned detached 'true' bungalow providing larger than anticipated accommodation and viewing is strongly recommended to appreciate the size and layout afforded. Offered with no onward chain, the property offers versatile three/four bed roomed accommodation on one level with the unusual benefit of triple garaging. Situated in a popular cul-de-sac setting, the bungalow offers scope for an incoming purchaser to put their own stamp on the property and create a very desirable home. The accommodation includes hall with spacious cloakroom, living room with picture window to the front, a separate dining and a further reception room/fourth bedroom, a good sized breakfast kitchen, three good bedrooms and bathroom with shower facility. Gas fired central heating and uPVC double glazing are installed. All carpets, curtains, blinds and light fittings are included with the sale.

Outside, established gardens surround the property with twin driveways leading to a double garage with auto door and a separate single garage.

LOCATION

Cock Pit Close is a small residential cul-de-sac situated off Grundale within a well favoured residential district. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools, recreational facilities and amenities. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.



ACCOMMODATION

ENTRANCE HALLWAY

With wall light point and coving.

CLOAKROOM

With pedestal wash hand basin and low flush WC, heated towel rail, cloaks cupboard, half tiled walls, loft access hatch leading to part boarded roof space, uPVC double glazed window and cushion flooring. Believed to have originally been a bathroom for the property and could be converted to a second bathroom/shower room if required.

LOUNGE/BEDROOM 4

14'11 x 10'8 average (4.55m x 3.25m average)
With feature fireplace, wall light points, coving and uPVC double glazed windows.



LIVING ROOM

18'0 x 13'6 maximum (5.49m x 4.11m maximum)
With feature brick fireplace, wall light points, coving, beamed ceiling, uPVC double glazed picture window to the front elevation and window to the rear. Door to:



DINING ROOM

12'1 x 9'4 (3.68m x 2.84m)

With wall light points and uPVC double glazed window to the front elevation. Door to:



BREAKFAST KITCHEN

14'11 x 7'11 (4.55m x 2.41m)

With an extensive range of fitted floor units with laminate working surfaces, tiled splashbacks, Rangemaster electric range cooker, Xpelair extractor fan, double drainer sink with mixer tap, plumbing for automatic washing machine, space for fridge, coving and uPVC double glazed windows. Archway to:



DINING AREA

13'1 x 8'4 (3.99m x 2.54m)

With space for table and chairs, fitted floor and wall cupboards incorporating cloaks cupboard, Ideal Mexico gas-fire boiler, space for fridge/freezer, coving and door to covered walkway.



SIDE LOBBY

With doors leading to the front and rear garden areas and internal door to the single garage. There is a useful WC.

INNER HALLWAY

Leading to:

BEDROOM 1

11'3 x 9'0 plus wardrobes (3.43m x 2.74m plus wardrobes)
With fitted wardrobes, coving and uPVC double glazed window.



BEDROOM 2

11'4 x 9'7 (3.45m x 2.92m)
With shelving, coving and uPVC double glazed window.



BEDROOM 3

10'6 x 8'8 average (3.20m x 2.64m average)
With coving and uPVC double glazed French door leading to outside.



BATHROOM

With bath with Mira shower over, pedestal wash hand basin, half tiling to walls, uPVC double glazed window and laminate flooring.



OUTSIDE

The bungalow enjoys a pleasant position in this established residential cul-de-sac with twin entrance drives providing off-street parking and giving access to a single garage and a detached double garage. The front garden is laid to lawn with lawned areas, pathways, established shrubs and a Beech hedge.

GARAGING

There is a detached double garage (16'5 width x 17'1 depth), with auto sectional door. In addition to a separate single garage (18'5 x 11'1) with up-and-over door.



SIDE GARDEN/ORCHARD

There is an orchard garden to the side of the property which is lawned, has mature Apple trees and a greenhouse with a pedestrian gate leading to an enclosed courtyard area.



COURTYARD AREA

Accessed from the side garden or the side lobby to an enclosed courtyard area.



FURTHER GARDEN AREA

There are further lawned garden areas to the rear and side of the property which have a mix of walled, fenced and hedged boundaries.



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

All carpets, curtains, blinds and light fittings are included with the sale of the property. Any other items other than specified in this brochure 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. 158.4 sq. metres (1705.4 sq. feet)



Total area: approx. 158.4 sq. metres (1705.4 sq. feet)

