



2 Mill Lane, Kirk Ella, East Yorkshire, HU10 7QY

- 📍 Stunning Bay Fronted Semi
- 📍 Beautifully Appointed
- 📍 3 Good Sized Bedrooms
- 📍 Council Tax Band D
- 📍 Open Plan Living Kitchen
- 📍 Four Piece Bathroom
- 📍 Utility & Cloaks/W.C.
- 📍 Freehold/EPC= C

£369,950

INTRODUCTION

This stunning bay fronted semi-detached house offers beautifully appointed accommodation complemented by a westerly facing rear garden. The stylish accommodation has the benefit of gas central heating to radiators, uPVC double glazing and features include a spacious entrance hallway, lounge with large bay and an open plan living kitchen to the rear with double doors opening out to the rear patio. There is also a utility room and cloaks/W.C.. Upon the first floor are three good sized bedrooms and a contemporary bathroom with four piece suite.

To the front of the property lies a gravelled driveway providing excellent off street parking and leading onwards to the single garage. The rear garden has a sunny aspect being westerly facing and is mainly lawned with a patio area.

In all an outstanding property of which early viewing is strongly recommended.

LOCATION

The property is set back from the road along Mill Lane close to its junction with West Ella Road within the highly regarded west Hull district of Kirk Ella. The surrounding area has a main bus route and includes an excellent range of amenities with nearby shopping parades, retail parks and local supermarkets. Haltemprice Sports Centre is easily accessible and the well reputed St Andrews Primary School is situated opposite. Convenient access is available to Hull, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With Amtico flooring and understairs cupboard. Staircase leading to the first floor.



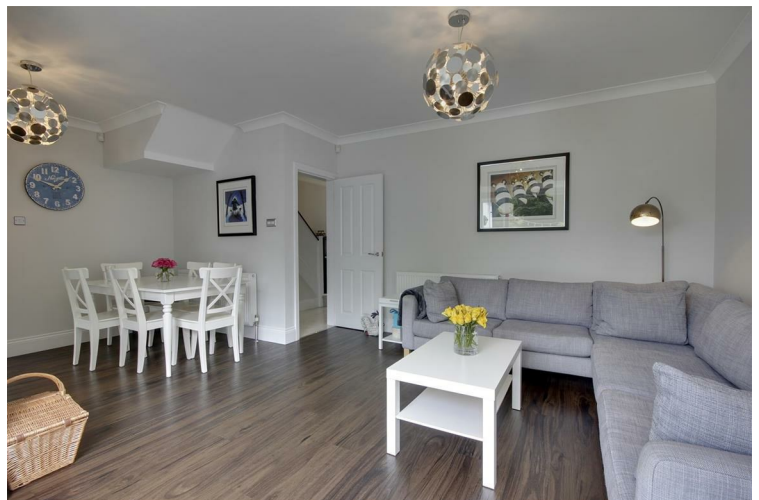
LOUNGE

12'8" x 15'2" approx (into bay) (3.86m x 4.62m approx (into bay))
With large bay window to the front elevation.



OPEN PLAN LIVING KITCHEN

19'8" x 18'3" (measurements to extremes) approx (5.99m x 5.56m (measurements to extremes) approx)
This lovely space is situated to the rear of the property with double doors opening to the rear patio. There is Karndean flooring throughout.



KITCHEN AREA

Having a range of shaker style base and wall units with Quartz worksurfaces, inset sink unit, Neff oven and combination microwave oven, Neff five ring gas hob, extractor above, fridge/freezer and dishwasher. Window to rear elevation.



UTILITY

8'2" x 5'1" approx (2.49m x 1.55m approx)

With base and wall units, Quartz worksurfaces, plumbing for automatic washing machine and space for tumble dryer. External access door to rear.



CLOAKS/W.C.

With modern suite comprising a low flush W.C. and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

12'4" x 15'3" approx (into bay) (3.76m x 4.65m approx (into bay))
With fitted wardrobes and large bay window to front elevation.



BEDROOM 2

11'9" x 11'2" approx (3.58m x 3.40m approx)
With fitted wardrobes and window to rear elevation.



BEDROOM 3

8'5" x 6'11" approx (2.57m x 2.11m approx)
With wardrobes and cantilever window to front elevation.



BATHROOM

With contemporary four piece suite comprising an oval bath, separate shower enclosure, wash hand basin and low flush W.C. There is a vanity unit with Quartz worktop. Inset spot lights and windows to rear elevation.



OUTSIDE

To the front of the property lies a gravelled driveway providing excellent off street parking and leading onwards to the single garage. The rear garden has a sunny aspect being westerly facing and is mainly lawned with a patio area.



REAR VIEW OF PROPERTY



PLANNING PERMISSION

Planning permission was granted in September 2019 for the erection of first floor extension to side which would include a further bedroom and en-suite. For further information please view the East Riding of Yorkshire Council planning portal with reference number 19/03166/PLF.

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

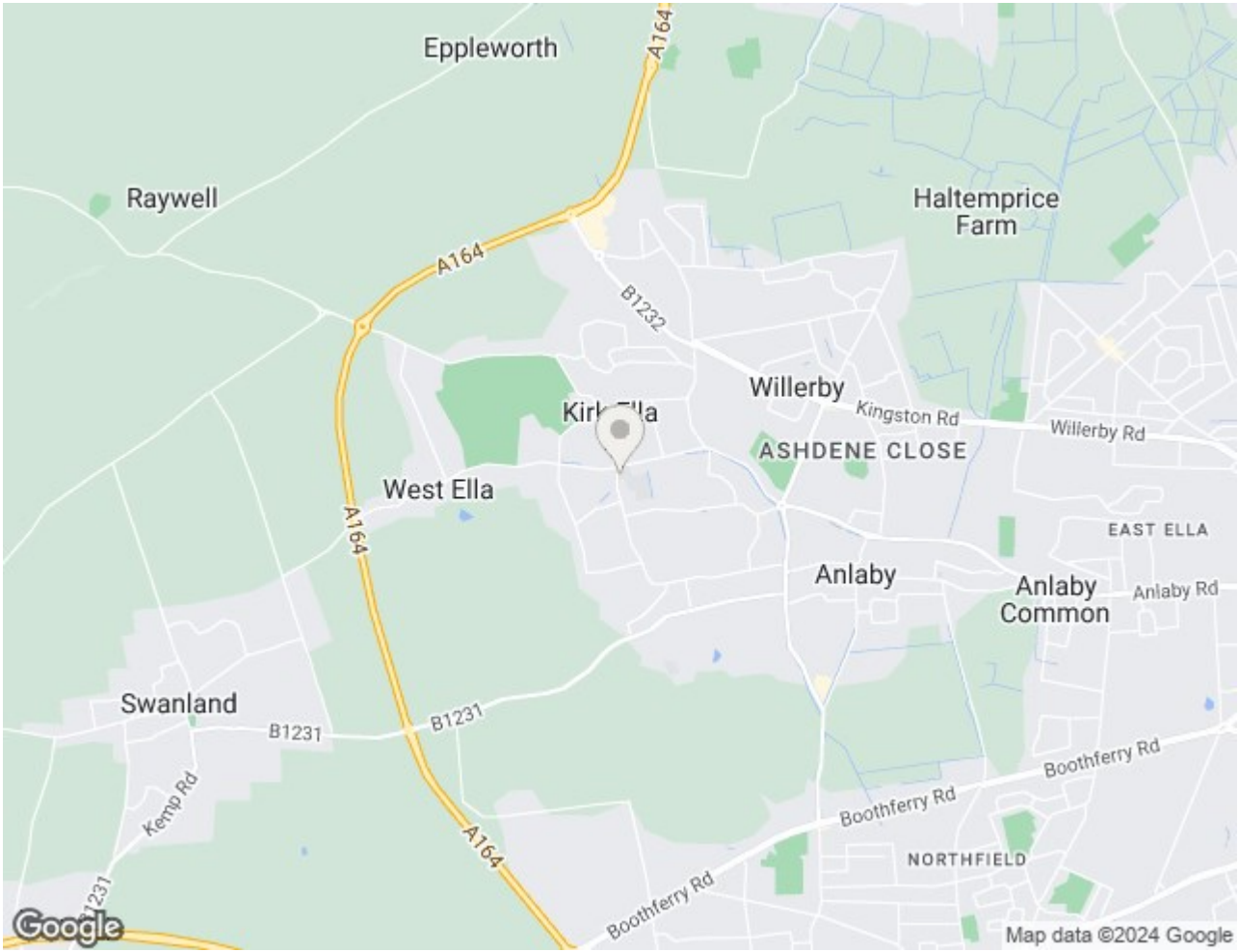
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

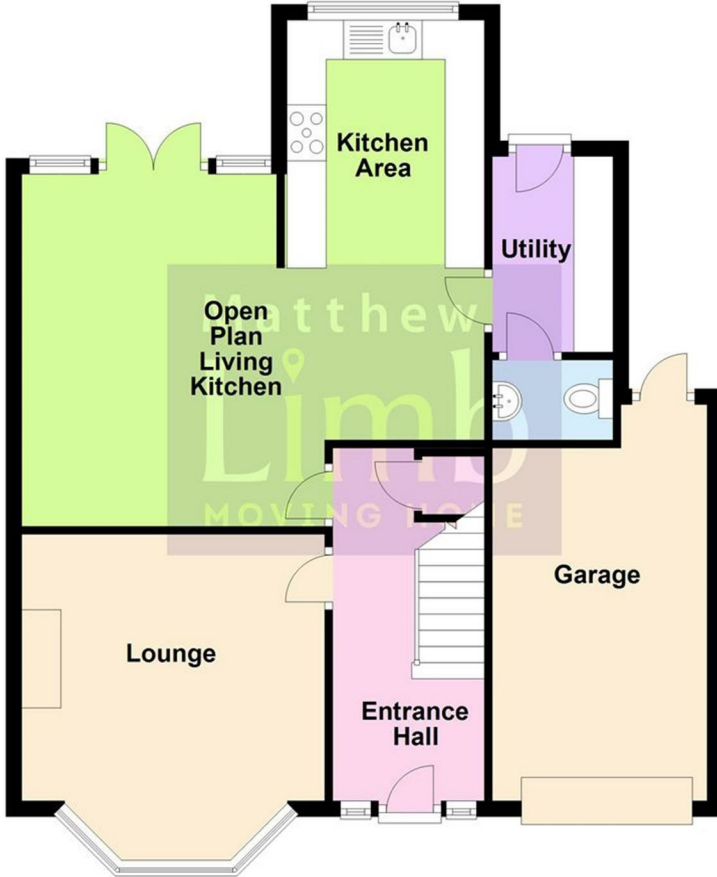
VALUATION SERVICE

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. 72.1 sq. metres (775.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 115.5 sq. metres (1242.8 sq. feet)

