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Limb
MOVING HOME



14 St. Andrews Mount, Kirk Ella, East Yorkshire, HU10 7TE

📍 Semi Detached House

📍 Stunning Kitchen

📍 Three Bedrooms

📍 Council Tax Band = D

📍 Separate Log Cabin

📍 Loft Space

📍 Lovely Rear Garden

📍 Freehold / EPC = F

£335,000

INTRODUCTION

Nestled in the charming St. Andrews Mount of Kirk Ella, this semi-detached house is a true gem waiting to be discovered. Boasting three good-sized bedrooms plus a versatile loft space, this property offers ample room for a growing family or those in need of extra space.

One of the standout features of this property is the fantastic log cabin, perfect for those seeking a peaceful retreat, a 'man cave' or a home office away from the main house. Imagine spending your evenings unwinding in this serene setting.

Step inside to discover contemporary fittings that add a touch of elegance to the home. The property has been thoughtfully designed to cater to modern tastes while retaining a sense of warmth and comfort.

Outside, the lovely garden provides a picturesque backdrop for outdoor gatherings or simply enjoying a cup of tea on a sunny morning. Whether you have a green thumb or simply enjoy the tranquillity of nature, this garden is sure to delight.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property in Kirk Ella.

LOCATION

St Andrews Mount is a highly regarded residential cul-de-sac situated off Church Lane. Situated to the West of Hull, Kirk Ella is one of the region's most sought after areas. A number of local shops 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 and Kirk Ella lies within the Wolfreton catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

CLOAKS/W.C.

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

LOUNGE

17'10" x 12'2" approx (5.44m x 3.71m approx)

With patio doors overlooking the rear garden. A log burning stove stove upon a tiled hearth with oak mantle above.



KITCHEN/LIVING AREA

30'2" x 13'5" approx (9.19m x 4.09m approx)
Reducing to 7'8" approx.

This 'L' shaped room is a fabulous space which incorporates a stunning kitchen having an extensive range of high gloss fronted handleless units and granite work surfaces. There is a black ceramic sink, Belling range cooker with hood above, integrated wine chiller, dishwasher, fridge, freezer, washing machine and inset T.V.! Recessed down lighters to ceiling, tiling to the floor, windows to both side and rear elevations and external access door to the driveway.

The room widens to incorporate a living area with bay window to front, recessed down lighters and tiled flooring.



KITCHEN AREA



LIVING AREA



FIRST FLOOR

LANDING

With fixed staircase leading up to the loft space.

BEDROOM 1

13'6" x 12'10" approx (4.11m x 3.91m approx)
With bay window to the front elevation.



BEDROOM 2

10'3" x 9'0" approx (3.12m x 2.74m approx)
Measurements up to fitted wardrobes running to one wall. Window to rear elevation.



BEDROOM 3

12'1" x 7'8" approx (3.68m x 2.34m approx)
Window to rear elevation.



BATHROOM

With suite comprising a bath, wash hand basin, shower enclosure, tiling to the walls and floor, heated towel rail and window to the front elevation.



SEPARATE W.C.

With low flush W.C. tiling to walls.

LOFT SPACE

Accessed via a fixed turning staircase.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



OUTSIDE

A block paved drive and forecourt provide excellent parking facilities. There is a wrought iron fence to the front perimeter and privet hedging to the side. A side drive leads onwards to the garage. The attractive rear garden is mainly lawned with well tended hedging and stepping stones lead down to the log cabin and decking.



LOG CABIN

19'10" x 16'5" approx (6.05m x 5.00m approx)
internal measurements.

A fabulous space with electrics and lighting installed. There is a bar area to one corner.



REAR VIEW



LOG CABIN AND DECKING



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

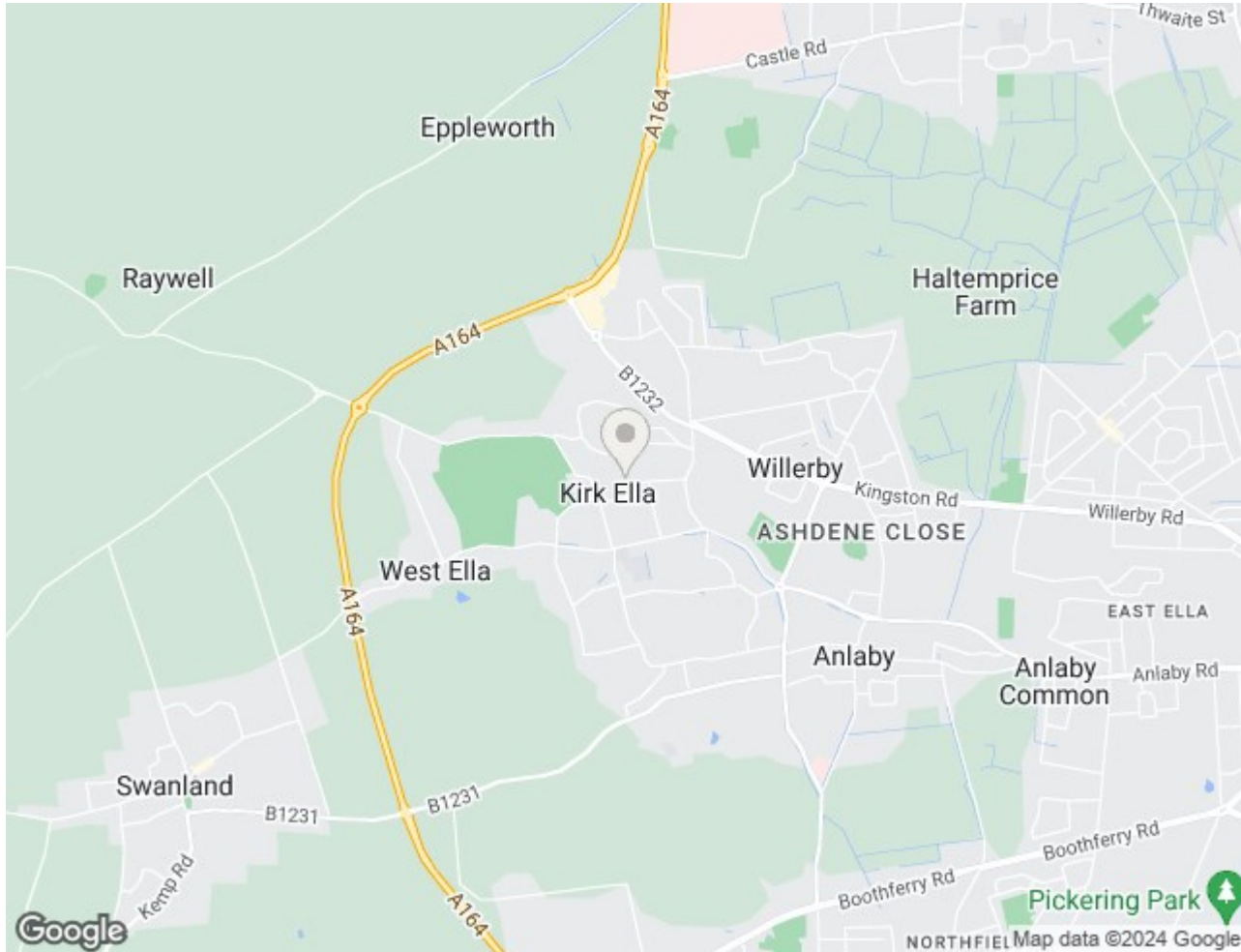
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

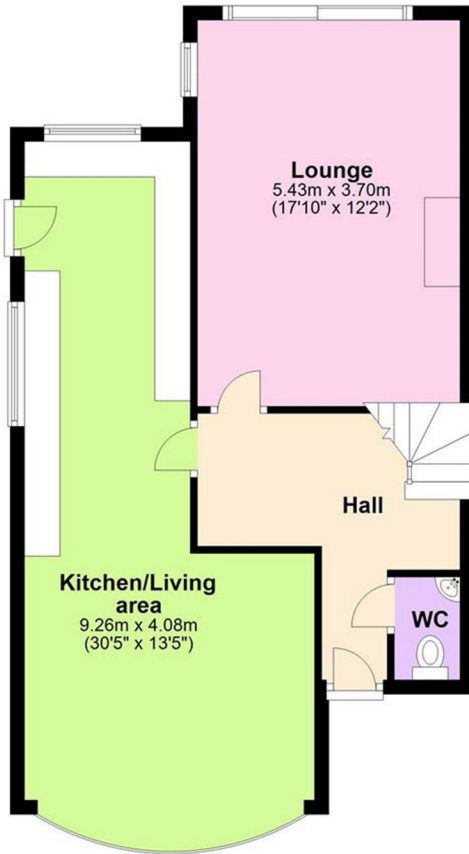
VALUATION SERVICE

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. 60.2 sq. metres (647.8 sq. feet)



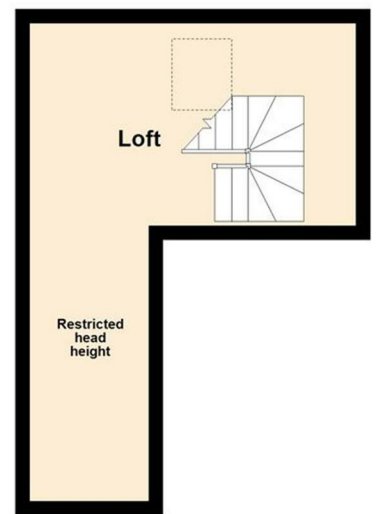
First Floor

Approx. 52.0 sq. metres (559.4 sq. feet)



Second Floor

Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 131.7 sq. metres (1417.4 sq. feet)

