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**Limb**  
MOVING HOME



*19 Grundale, Kirk Ella, East Yorkshire, HU10 7LA*

- 📍 Detached Chalet Style
- 📍 Versatile Accommodation
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = D
- 📍 Immaculately Presented
- 📍 Lovely South Facing Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC =

*Offers Over £335,000*

## INTRODUCTION

This well presented detached chalet-style property boasts an excellent array of accommodation with three reception rooms, four bedrooms and two bathrooms. The property is in excellent condition, making it the perfect home for those looking for a move-in ready option.

The property offers versatile accommodation with bedrooms and bathrooms located on both the ground and first floors. The spacious living areas, which include a stunning conservatory, flow seamlessly into the lovely south-facing garden, ideal for enjoying sunny days and al fresco dining.

In addition to the inviting interior, this property offers the convenience of a driveway and garage, providing ample parking space for residents and guests alike.

## LOCATION

The property is situated along Grundale, which runs through Valley Drive and Kerry Pit Way in Kirk Ella one of the areas most desirable locations to the western side of Hull. The surrounding area affords a good range of shops, supermarkets, amenities, recreation facilities and schooling including nearby St. Andrews primary school and Wolfreton secondary school. Convenient access is available to the Humber Bridge, the A63/M62 motorway network or the nearby towns of Cottingham and the historic market town of Beverley.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with a staircase leading up to the first floor.



## LOUNGE

15'10" x 12'1" approx (4.83m x 3.68m approx)

With feature inset living flame gas fire. Patio doors leading through to the conservatory and there is an opening through to the dining room.



## CONSERVATORY

12'0" x 11'7" approx (3.66m x 3.53m approx)

With French doors opening out to the rear garden.



## DINING ROOM

9'6" x 8'7" approx (2.90m x 2.62m approx)  
Window to rear.



## KITCHEN

9'9" x 9'7" approx (2.97m x 2.92m approx)  
With modern base and wall units, contrasting worksurfaces, one and a half bowl sink and drainer with mixer tap, double oven, four ring hob with filter above, integrated fridge, freezer and slimline dishwasher. There is plumbing for a washing machine, window and external access door to side.



## BEDROOM 1

12'1" x 11'7" approx (3.68m x 3.53m approx)  
Measurements into fitted wardrobes. Window to front.



## BEDROOM 4

9'7" x 6'0" approx (2.92m x 1.83m approx)  
Window to front.



## SHOWER ROOM

With suite comprising a wet room style shower with glass panel, vanity units with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to side.



## FIRST FLOOR

### LANDING

With eaves storage.

## BEDROOM 2

14'6" x 10'2" approx (4.42m x 3.10m approx)  
With an extensive range of fitted wardrobes. Window to front.



## BEDROOM 3

11'10" x 7'2" approx (3.61m x 2.18m approx)  
Measurements up to built in wardrobes. Window to rear.



## BATHROOM

With suite comprising a free standing oval bath with shower attachment, wash hand basin, low flush W.C. and bidet. Heated towel rail and window to side.



## OUTSIDE

To the front of the property is an attractive ornamental garden with gravel and planters plus an abundance of heather to the front boundary. A side drive provides ample off street parking and leads onwards to the single garage. There is a path to one side of the property giving access to the lovely rear garden which enjoys a southerly aspect. The garden itself is an absolute delight with raised decked area directly adjoining the rear of the property and lawn beyond. There is a pond, an aviary which would be ideal as a potting shed, further shed to the rear plus planted borders with an array of shrubbery and plants.



## REAR VIEW





## RAISED DECK



## 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. 81.7 sq. metres (879.1 sq. feet)




### First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 121.1 sq. metres (1303.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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