

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



5 Laxton Garth, Kirk Ella, East Yorkshire, HU10 7NN

- 📍 Well Proportioned Detached
- 📍 Four Beds/Ensuite to Bed 1
- 📍 Double Garage
- 📍 Council Tax Band F
- 📍 Family Accommodation
- 📍 Rear Conservatory
- 📍 South Facing Garden
- 📍 Freehold/EPC = C

£399,950

INTRODUCTION

Enjoying a southerly facing aspect on a good sized plot is this well proportioned detached house. Offered for sale with no chain involved and immediate vacant possession, the property is ideal for families and briefly comprises a welcoming entrance hallway with cloaks/wc, a good sized lounge with separate dining room leading to a P-shaped conservatory which overlooks the rear garden. There is a fitted kitchen with built-in appliances. At first floor level, there are four good sized bedrooms, three with fitted furniture, an ensuite shower room to the main bedroom and a stylish family bathroom. There is gas-fired central heating and replacement uPVC double glazed windows.

There is a driveway to the side of the property which provides excellent off-street parking for multiple vehicles and gives access to a detached double garage. There is a good sized lawned rear garden which enjoys a southerly aspect.



LOCATION

The property is situated along Laxton Garth which is a desirable cul-de-sac located off Annandale Road which can be accessed from either Redland Drive or The Glen. 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 Hesse Mount, Tranby 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 stairs to first floor level, understairs cupboard, coving and window to the side.



CLOAKROOM/WC

With a modern suite comprising vanity basin and low flush WC, heated towel rail, half tiling to walls and laminate flooring.

LOUNGE

19'6 x 14'6 (5.94m x 4.42m)

With a traditional fireplace with coal-effect gas fire, TV point, wall light points, ceiling roses, coving, uPVC double glazed cantilever bay window to the front and double doors connecting to:



DINING ROOM

14'3 x 11'5 (4.34m x 3.48m)

With ceiling rose, coving and sliding doors leading to:



CONSERVATORY

18'0 x 11'0 maximum (5.49m x 3.35m maximum)
P-shaped, of uPVC construction, tiled floor and double doors leading to rear patio.



KITCHEN

12'0 x 9'9 (3.66m x 2.97m)
With a range of fitted floor and wall units incorporating appliances comprising single electric oven/grill, four-ring gas hob with filter hood over, integrated dishwasher, automatic washing machine, fridge and freezer, one and a half bowl sink unit with mixer tap, laminate working surfaces, half tiling to walls, useful storage cupboard, window to the side, double doors leading to the Conservatory and external access door to the driveway.



FIRST FLOOR

LANDING AREA

With loft access hatch, window to the side and coving.



BEDROOM 1

13'1 x 11'1 plus wardrobes (3.99m x 3.38m plus wardrobes)
With a range of fitted wardrobes, drawers, dressing table and mirror, bedside cabinets, TV point, coving and windows to the front elevation.



ENSUITE SHOWER ROOM

With a contemporary suite comprising shower cubicle, vanity basin with mirror and low flush WC, fully tiled walls, heated towel rail, inlaid spotlights and tiled floor.



BEDROOM 2

11'6 x 11'5 (3.51m x 3.48m)
With fitted wardrobes, dressing table and drawers, coving and windows overlooking the rear garden.



BEDROOM 3

11'6 x 9'10 (3.51m x 3.00m)

With fitted wardrobe, coving and window overlooking the rear garden.



BEDROOM 4

9'11 x 8'2 (3.02m x 2.49m)

With coving and window to the front elevation.



FAMILY BATHROOM

With a contemporary suite comprising feature freestanding bath with mixer tap/shower attachment, shower cubicle, vanity basin and low flush WC, shaver socket, mirror, fully tiled walls, heated towel rail, inlaid spotlights and window.



OUTSIDE

There is a lawned garden area to the front of the property with pedestrian access to one side and driveway to the other. Directly adjoining the rear of the property is a paved patio area with southerly facing lawn beyond with established shrubs, hedged and fenced boundaries.



DOUBLE GARAGE

With driveway approach providing parking for multiple vehicles and access to the garage with twin up-and-over doors and personal door.



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

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

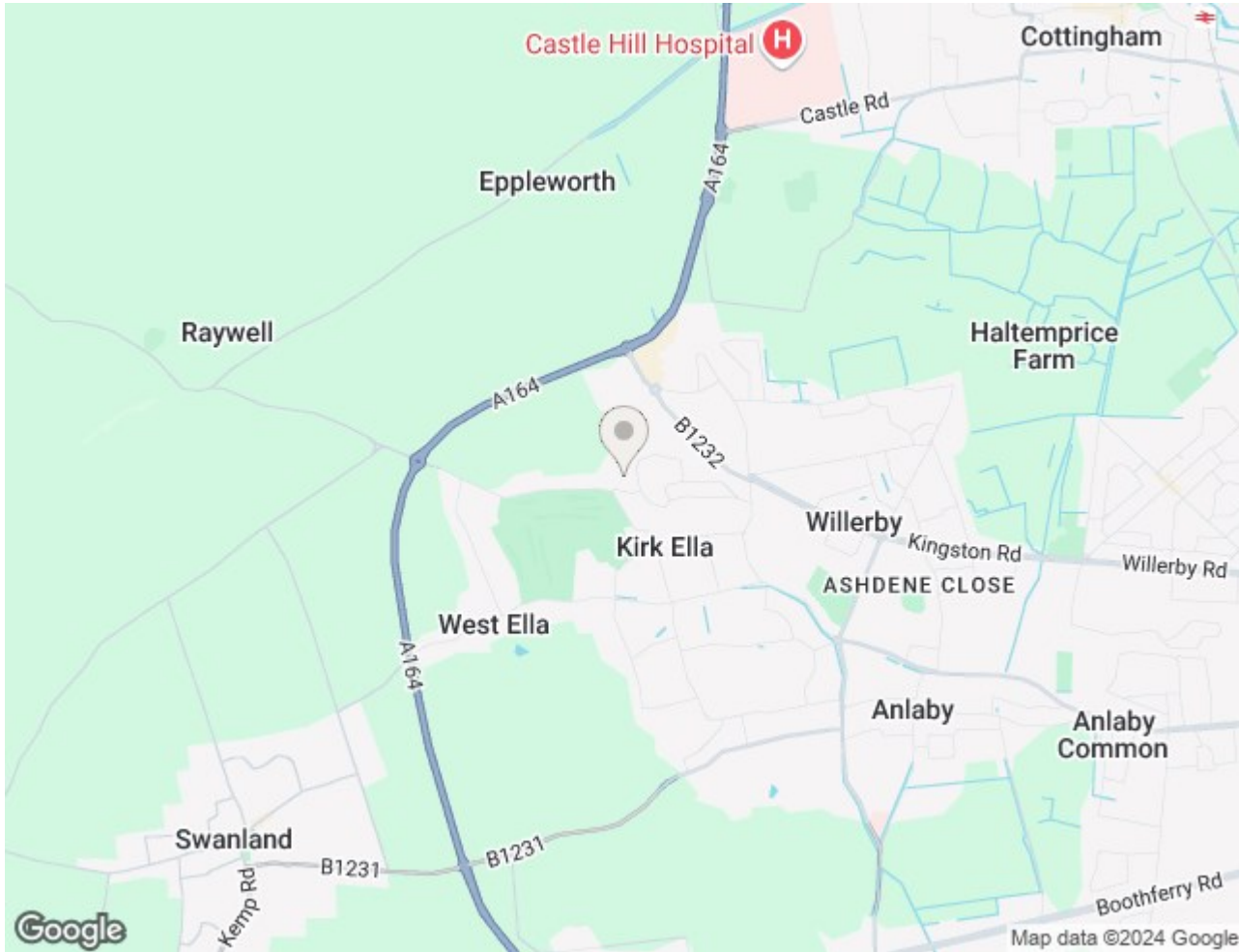
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 150.4 SQ. METRES (1618.4 SQ. FEET)
5 LAXTON GARTH, KIRK ELLA

