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Limb
MOVING HOME



Fairholme, 17 Church Lane, Kirk Ella, East Yorkshire, HU10 7TA

- 📍 Historic Cottage
- 📍 Central Village
- 📍 Garden
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 Parking
- 📍 No Chain
- 📍 Freehold/EPC = D

£350,000

INTRODUCTION

An attractive early 19th century 'blue plaque' cottage situated in the Kirk Ella conservation area and featured on the Kirk Ella and West Ella heritage trail. No.15 and No.17 (on the north side of Church Lane) are of local historic interest and of architectural significance - though not listed. This lovely property enjoys a south facing aspect with an ample driveway and private side garden together with a small rear courtyard. The beautifully appointed accommodation is depicted on the attached floorplan and is bursting with character and modern fittings which retain the property's integrity. In brief, there are two attractive reception rooms, the lounge having beautiful cornice and ceiling rose together with a stunning marble fire surround. There is a kitchen and the convenience of a downstairs cloaks/shower room. Upon the first floor are three bedrooms served by a bathroom. The accommodation boasts gas fired central heating and quality replacement double glazing being majority sash windows. Outside, well stocked and delightful gardens extend to the front and side elevation incorporating a private lawn with Yew hedge borders and a small ornamental pond. A sizable block set driveway provides off street parking for several vehicles.

LOCATION

The property stands in a prominent and elevated position on Church Lane close to the village centre. Situated to the west of Hull, Kirk Ella is one of the regions most sought after areas. A number of local shops are to be found in the village centre with the surrounding area offering a more extensive range of shops and amenities. The well reputed junior school of St Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton catchment area plus public schooling is also available nearby with Hessle Mount, Tranby and 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 LOBBY



SITTING ROOM

14'0" x 13'6" approx (4.27m x 4.11m approx)

A stunning room with beautiful moulded coving and ornate ceiling rose. There is an impressive marble fire surround to chimney breast, exposed wood flooring and panelling to the walls. Sash window to front elevation.



DINING ROOM

13'8" x 14'2" approx (4.17m x 4.32m approx)

With sash windows to both front and side elevations. Period cast fireplace to chimney breast, beautiful wood flooring. The staircase leads up to the first floor furnished with an ornate wrought iron balustrade.



REAR LOBBY

With external access door.

KITCHEN

9'9" x 8'3" approx (2.97m x 2.51m approx)

Having a range of fitted hand painted cabinetry and contrasting work surfaces. There is a one and a half sink and drainer, plumbing for automatic washing machine, space for a cooker which has an extractor hood above. Window overlooking the side garden.



CLOAKS/SHOWER ROOM

Newly completed with wash hand basin, period style high flush W.C., corner shower cubicle, heated towel rail, tiled surround.



FIRST FLOOR

LANDING

A split level landing with sash window to the side elevation.

BEDROOM 1

14'1" x 13'9" approx (4.29m x 4.19m approx)

With period fire surround, sash window to front elevation, exposed wood floor.



BEDROOM 2

13'7" x 11'3" approx (4.14m x 3.43m approx)

With sash windows to front and side elevations, exposed wood flooring, further window to side, cupboard to corner housing gas fired central heating boiler.



BEDROOM 3

9'10" x 7'10" approx (3.00m x 2.39m approx)

Sash window overlooking the garden to the side.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath with shower attachment, tiled surround, sash window to side.



OUTSIDE

Outside, well stocked delightful gardens extend to the front and side elevation incorporating a private lawn with Yew hedge borders and a small ornamental pond. There is also a courtyard area to the rear do the house. A sizable block set driveway provides off street parking for several vehicles.



PARKING



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

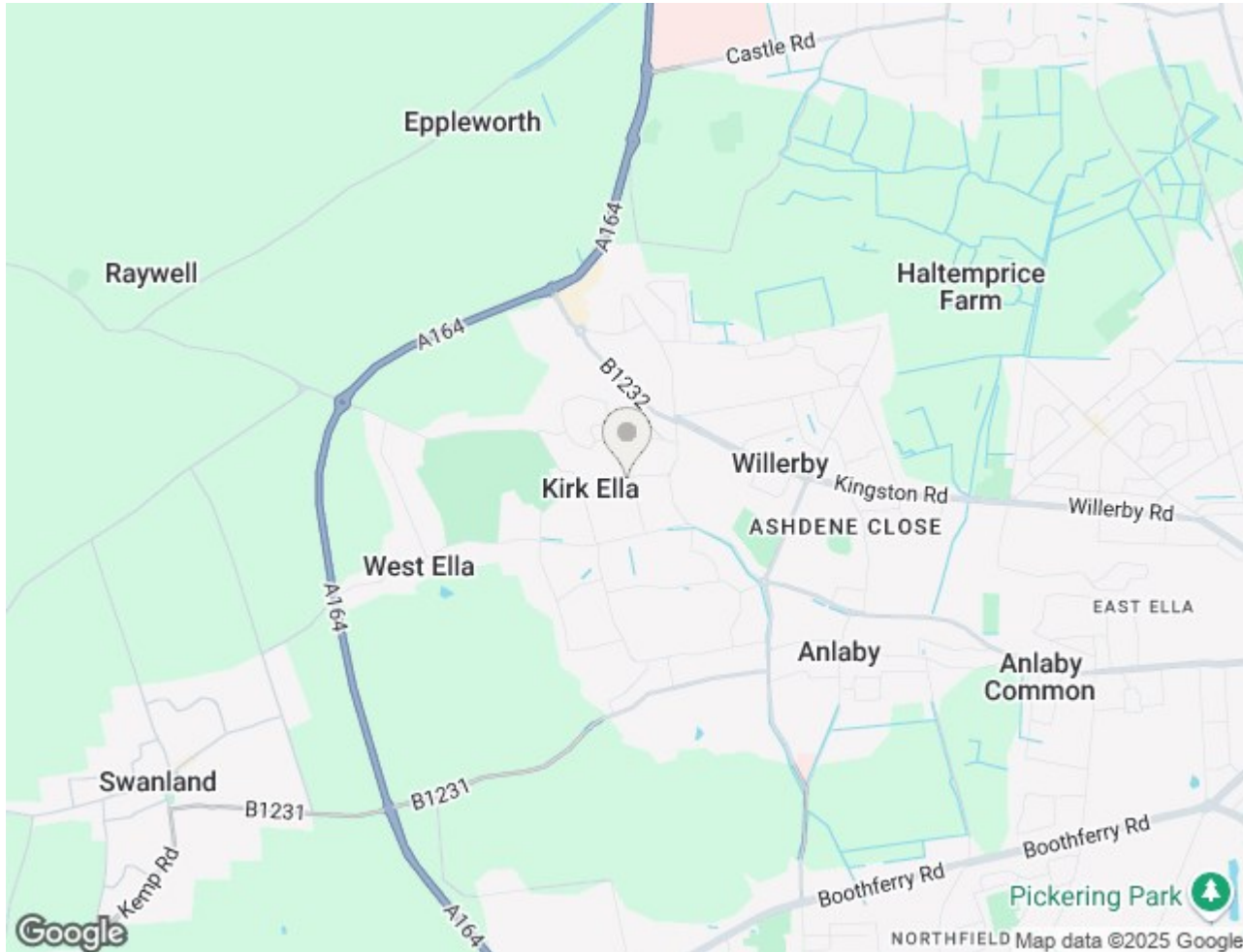
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

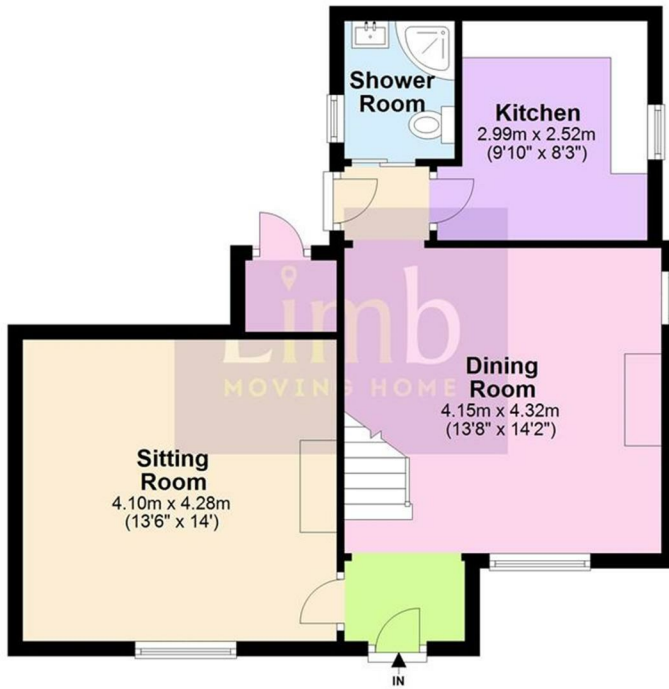
VALUATION SERVICE

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. 52.0 sq. metres (560.1 sq. feet)




First Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	