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**Limb**  
MOVING HOME



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

- 📍 Detached House
- 📍 Versatile Accommodation
- 📍 3 Beds/2 Baths
- 📍 Council Tax Band = D
- 📍 Lovely South Facing Garden
- 📍 Driveway & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£299,950**



## INTRODUCTION

Offered to the market with no onward chain, this detached house presents a fantastic opportunity for those seeking versatile living. Featuring bedrooms and bath/shower rooms on both the ground and first floors, the spacious layout includes an entrance hall, lounge, modern kitchen, and conservatory. Upstairs, you'll find an additional bedroom and a large bathroom. Externally, a block paved driveway provides ample parking and leads to a single garage. The delightful south-facing rear garden boasts a patio, lawn, established greenery, and useful outbuildings including a potting shed/workshop, greenhouse, and storage shed. While some modernisation may be desired, this property offers considerable potential.

## 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

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

### ENTRANCE PORCH

With residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor.



## LOUNGE

With feature fire surround housing an electric fire. Windows to three elevations.



## KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half sink and drainer with mixer tap, tiled splashbacks, double oven, four ring gas hob with filter above, integrated fridge/freezer and dishwasher, washing machine, Window and external access door to side.



## BEDROOM 1

With fitted furniture including wardrobes and drawers. Window to rear.





## BEDROOM 2

With French doors leading out to the conservatory.



## CONSERVATORY

Enjoys views across the garden and double doors leading out to the patio.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and window to side



## FIRST FLOOR

### LANDING

With large storage cupboard which provides access to eaves storage. Velux window to side.



## BEDROOM 3

Window to rear.



## BATHROOM

With suite comprising a bath, wash hand basin, low flush W.C. and bidet. Fitted cabinets, wall mounted gas central heating boiler and Velux window to side.





## OUTSIDE

Externally, a block paved driveway provides ample parking and leads to a single garage with power and light. The delightful south-facing rear garden boasts a patio, lawn, established and attractive greenery, and useful outbuildings including a potting shed/workshop with power and light, greenhouse, and storage shed.



## PATIO



## REAR VIEW



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *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.

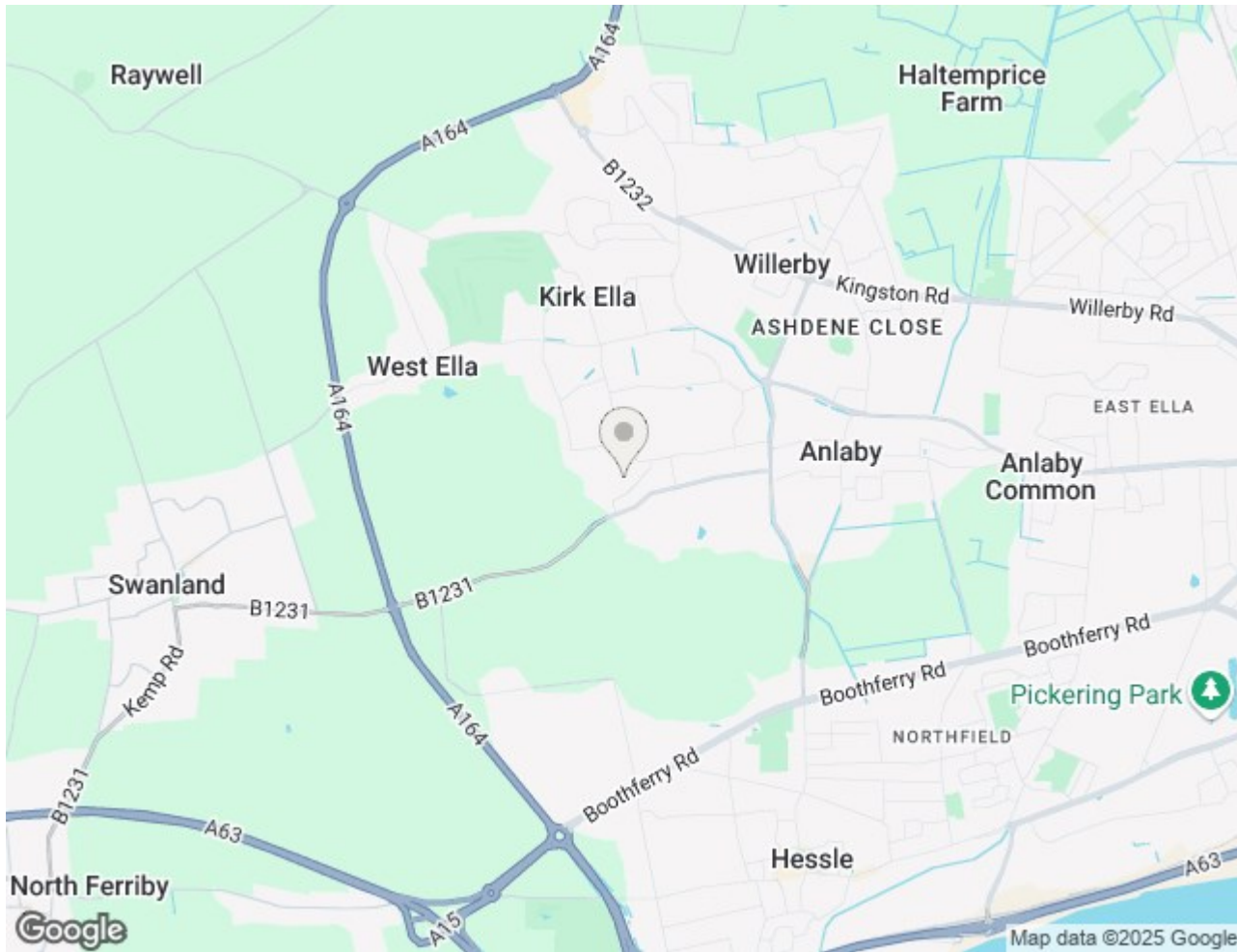
## *PHOTOGRAPH DISCLAIMER*

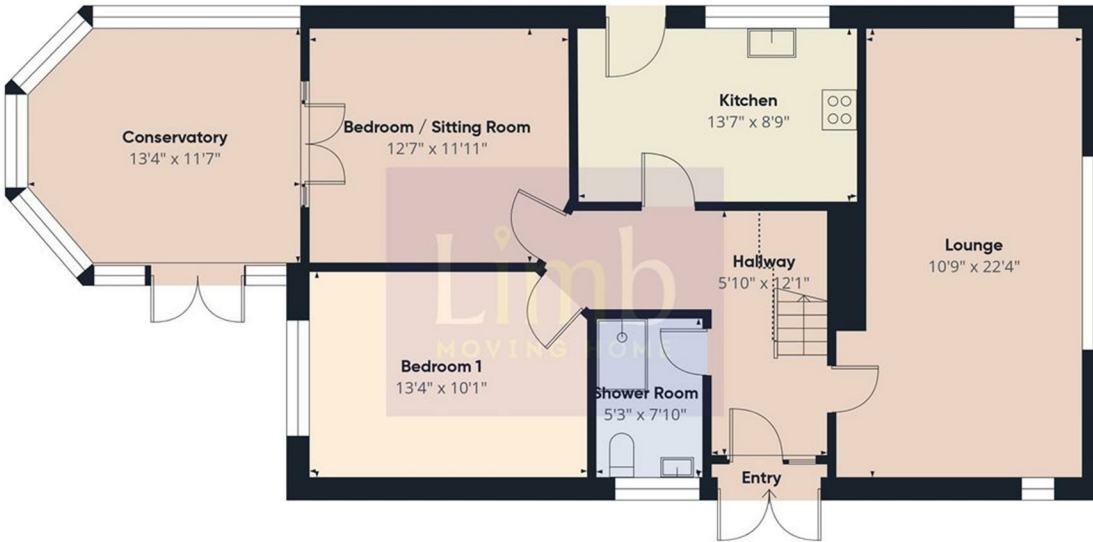
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

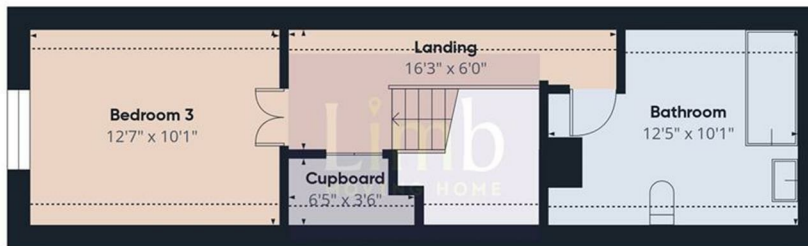
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1297 ft<sup>2</sup>

**Reduced headroom**  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces


**Reduced headroom**  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	