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**Limb**  
MOVING HOME



*24 Laxton Garth, Kirk Ella, East Yorkshire, HU10 7NN*

📍 Stunning Detached House

📍 5 Beds/3 Baths

📍 Approx 2,800 sq.ft.

📍 Council Tax Band = F

📍 Superb Extended Kitchen

📍 Ideal Office/Playroom

📍 Cul-de-sac Location

📍 Freehold/EPC = C

**£585,000**

## INTRODUCTION

With approximately 2,800 sq.ft. of accommodation this fabulous detached house is ideal for a growing family and affords attractive value for money. Early viewing is strongly recommended to fully appreciate the size and quality on offer which has been attractively presented by the current owners both inside and out. Features include a large hallway with galleried landing above, stylish formal lounge, office/Playroom and in an open plan style is a stunning contemporary kitchen, dining area and garden room with bi fold doors leading out to the extensively paved patio. Practicalities are catered for by a utility room and downstairs cloaks/W.C.. Upon the first floor are a series of 5 generously proportioned bedrooms, the main of which also has a "walk in" wardrobe and stylish en-suite. Bedroom 2 also has a walk through wardrobe and en-suite. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property is situated to the end of a highly regarded residential cu-de-sac and provides good parking to the front together with access to the garage. The delightful rear garden incorporates an extensive contemporary paved patio with glass and stainless steel balustrade with lawn beyond framed by ornamental borders.

## LOCATION

The property is situated at the end of 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 Hessle 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

An oak residential entrance door opens to the entrance lobby.

## ENTRANCE LOBBY

A spacious lobby with access to both the office/playroom and into the hallway.

## HALLWAY

A stunning hallway with wooden floor and a turning staircase leading up to the first floor.



## W.C.

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



## LOUNGE

24'4" x 13'0" approx (7.42m x 3.96m approx)

With chimney breast having an inset log burner. There is recessed spotlights and coving to the ceiling, sliding patio doors to the rear and a bay window to the front elevation.



## DINING AREA

10'8" x 10'8" approx (3.25m x 3.25m approx)

With wooden floor, sliding patio doors leading out to the rear terrace. This room is open plan in style through to the kitchen.



## KITCHEN

25'0" x 12'10" approx (7.62m x 3.91m approx)

A stunning kitchen having an extensive range of sleek handleless units with matching island, contemporary work surfaces and integrated appliances including twin ovens, four ring hob with ceiling mounted extractor hood above, dishwasher. There is an undercounter sink with mixer tap, tiling to the floor, designer vertical radiator. This room is also open plan in style through to the garden room.



## GARDEN ROOM

11'9" x 9'7" approx (3.58m x 2.92m approx)

A great space to enjoy the garden with a wall of bi fold doors opening out to the paved terrace. Tiled floor.



## REAR LOBBY

With cupboard and external access door.

## UTILITY ROOM

7'9" x 7'5" approx (2.36m x 2.26m approx)

With fitted units, work surfaces, sink, plumbing for automatic washing machine and space for dryer. Tiled floor, heated towel rail, wall mounted Valliant gas fired central heating boiler.



## OFFICE/PLAYROOM

15'0" x 12'5" approx (4.57m x 3.78m approx)

A great space which could be used for a variety of purposes. Fitted cupboards.



## FIRST FLOOR

### GALLERIED LANDING

A grand landing providing access to all five bedrooms. Fitted storage cupboard with sliding doors.



### BEDROOM 1

17'9" x 13'9" approx (5.41m x 4.19m approx)

With two windows to front elevation. A door gives access to a "walk in" wardrobe with hanging facilities.





## EN-SUITE SHOWER ROOM

With stylish suite comprising concealed flush W.C., wash hand basin, "walk in" shower area with glazed partition, tiled surround with underfloor heating, heated towel rail.



## BEDROOM 2

15'0" x 13'0" approx (4.57m x 3.96m approx)  
With windows to two aspects.



## DRESSING ROOM

Flanked by fitted wardrobes and providing access to the en-suite.

## EN-SUITE

With low level W.C., wash hand basin and shower enclosure.



## BEDROOM 3

13'0" x 11'10" approx (3.96m x 3.61m approx)  
With window to rear elevation.



## BEDROOM 4

13'0" x 10'4" approx (3.96m x 3.15m approx)  
With fitted wardrobes to one wall, window to front elevation.





## BEDROOM 5

10'8" x 9'3" approx (3.25m x 2.82m approx)  
Window to rear elevation.



## BATHROOM

9'2" x 9'8" approx (2.79m x 2.95m approx)  
With twin wash hand basins, concealed flush W.C., bath with shower over and screen, tiled surround and floor.



## OUTSIDE

The property is situated to the end of a highly regarded residential cu-de-sac and provides good parking to the front together with access to the garage. The delightful rear garden incorporates an extensive contemporary paved patio with glass and stainless steel balustrade with lawn beyond framed by ornamental borders.



## REAR VIEW



## SERVICES

All mains services are connected.

## 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

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.

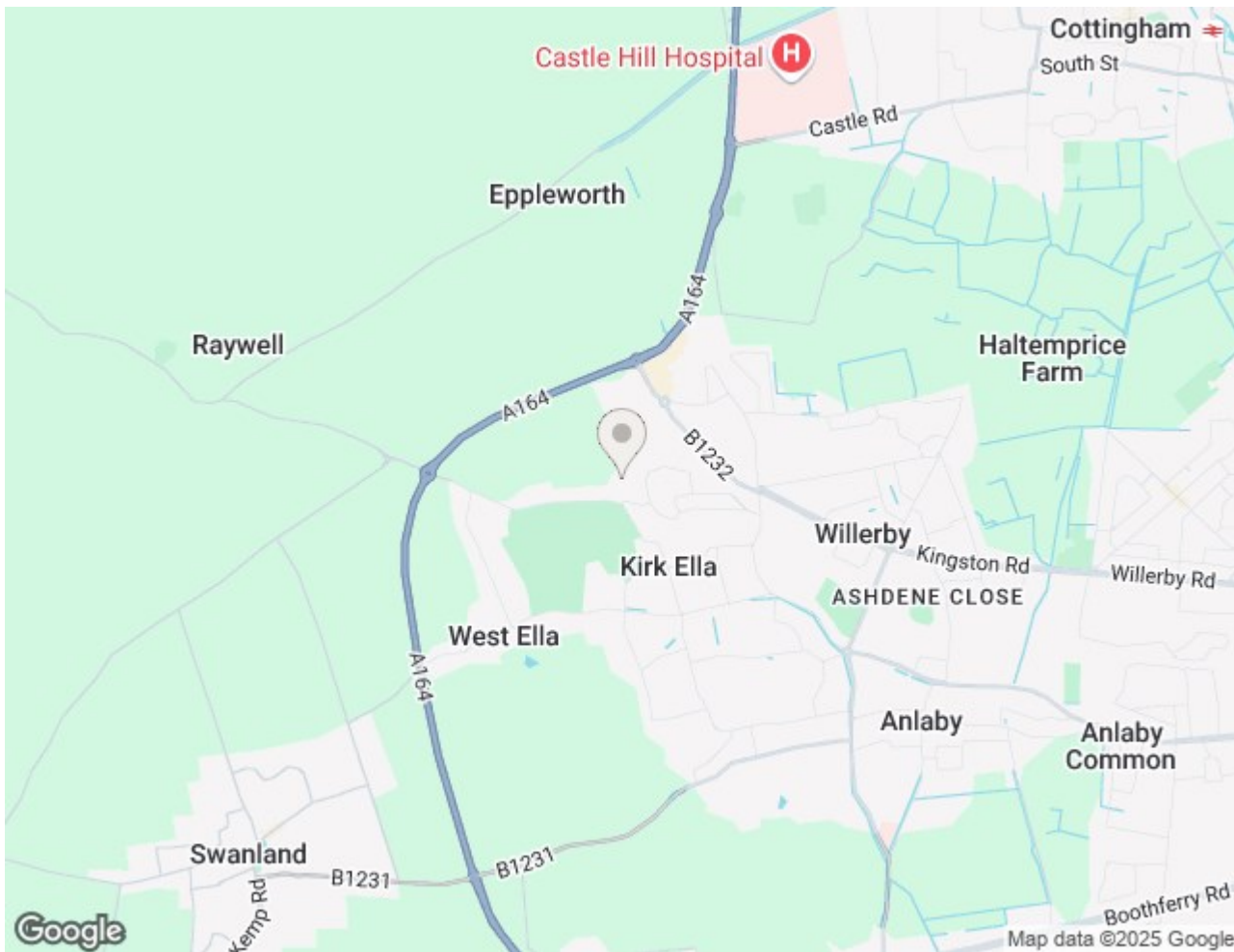


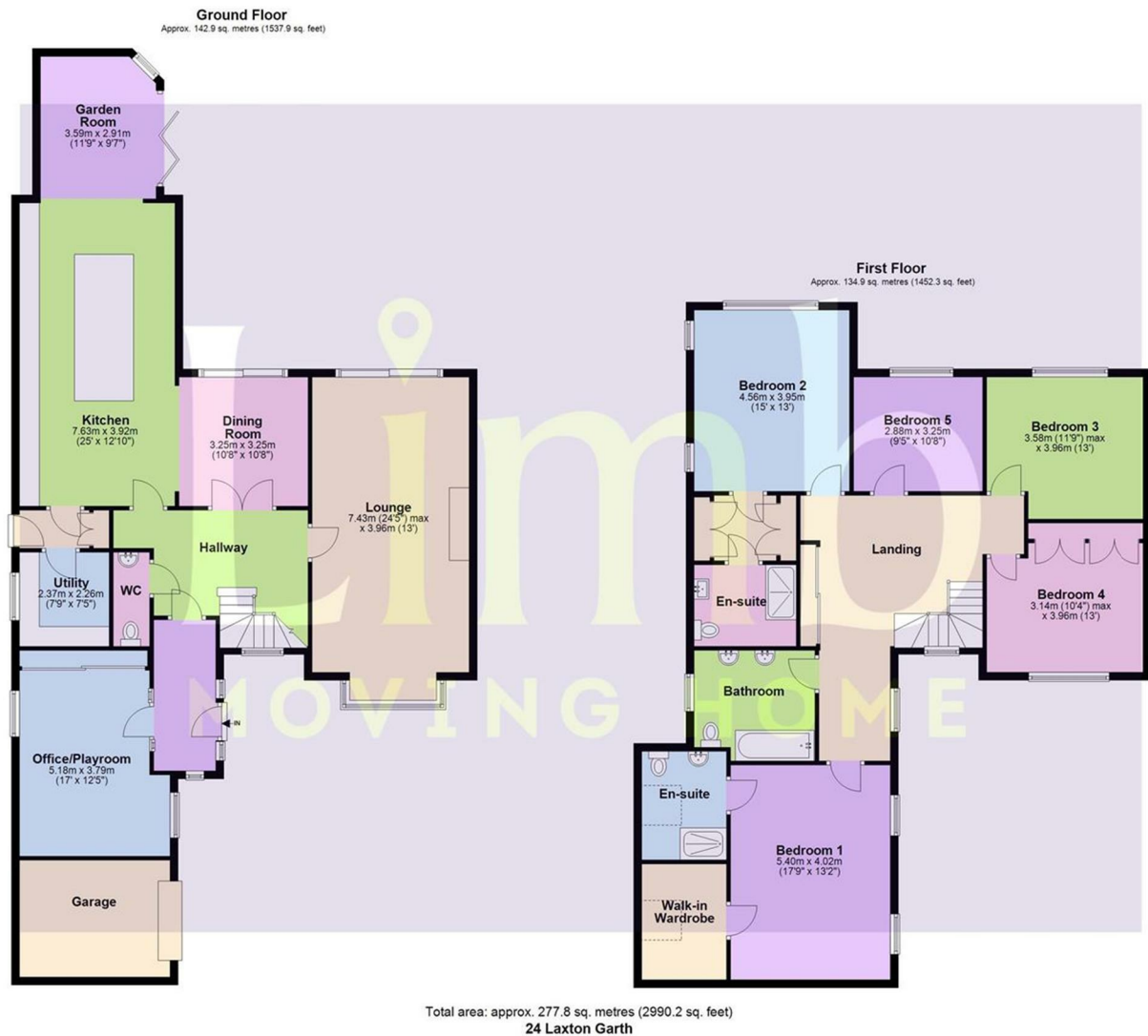
## PHOTOGRAPH DISCLAIMER

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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(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	