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**Limb**  
MOVING HOME



*25 Kerry Pit Way, Kirk Ella, East Yorkshire, HU10 7JS*

📍 Semi-Detached House

📍 Three Bedrooms

📍 No Chain

📍 Council Tax Band = D

📍 Ground Floor Wet Room

📍 South Westerly Rear Garden

📍 Drive, Carport & Garage

📍 Freehold / EPC = D

**£275,000**



## INTRODUCTION

Offer for sale with no chain involved, this semi-detached house offers a practical layout and a lovely south-westerly rear garden, making it an appealing prospect for those seeking a property with scope for personalisation. Ready to be updated, the accommodation features a spacious entrance hall, a functional kitchen, a lounge/diner, a sun room, and a ground floor wet room. On the first floor, there are three comfortable bedrooms and a family bathroom.

The property benefits from double glazing and gas central heating. Externally, a neat lawned garden fronts the property, while a side drive and carport offer excellent off-road parking, leading to a single garage. The rear garden is designed for enjoyment, benefiting from a sunny south-westerly aspect with a lawn and inviting patio areas.

## LOCATION

Kerry Pit Way runs between Easenby Avenue in Kirk Ella and Woodland Drive, Anlaby. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools, recreational facilities and amenities. The property is conveniently placed for Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor and cupboard under.



## KITCHEN

Fitted with base and wall units, two sinks, double oven, four ring electric induction hob with filter hood above, fridge/freezer and space for washing machine. Window to rear and external access door to side.



## LOUNGE/DINER

With wall mounted fire and window to the front elevation.



## GARDEN ROOM

With patio doors leading out to the rear garden.



## WET ROOM

With electric shower, wash hand basin and low flush W.C.



## FIRST FLOOR

## LANDING



## BEDROOM 1

With built in wardrobes and window to the front elevation.



## BEDROOM 2

With cupboard to corner and window to rear.



## BEDROOM 3

Window to the front elevation.



## BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.  
Window to rear.



## OUTSIDE

Externally, a neat lawned garden fronts the property, while a side drive and carport offer excellent off-road parking, leading to a single garage. The rear garden is designed for enjoyment, benefiting from a sunny south-westerly aspect with a lawn and inviting patio areas.



## 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.



## AGENTS NOTE

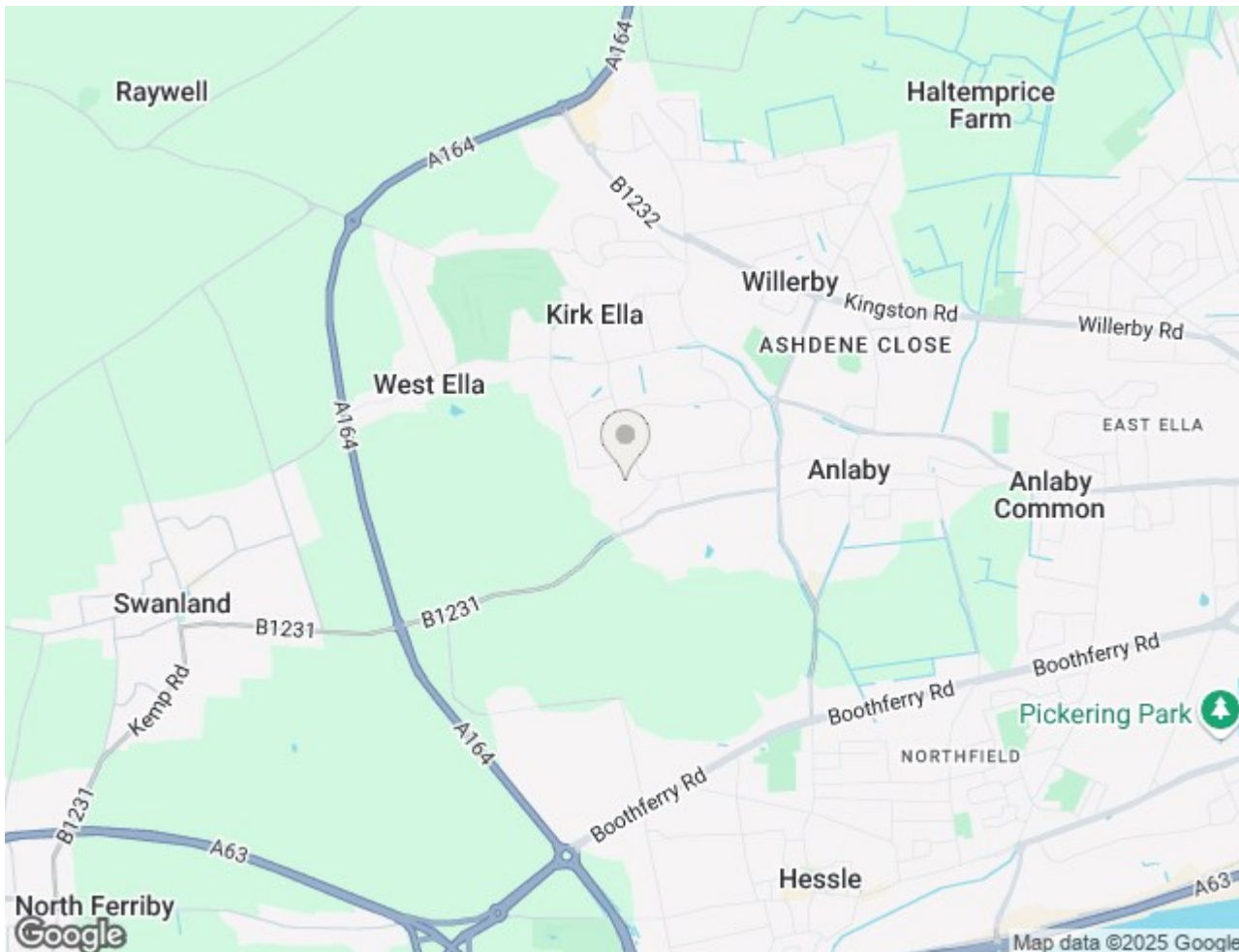
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	