

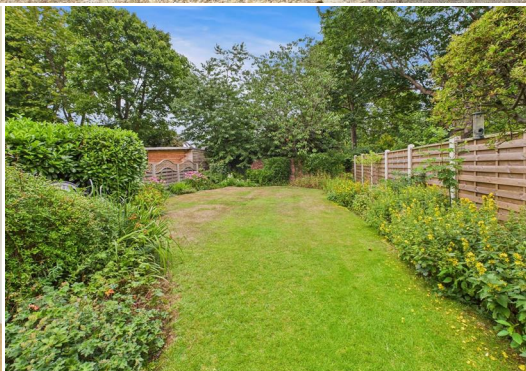
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Limb
MOVING HOME



24 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QJ

- 📍 Semi Detached
- 📍 Renovation Required
- 📍 4 Bed
- 📍 Council Tax Band = D
- 📍 Lovely Garden
- 📍 Driveway & Garage
- 📍 Desirable Location
- 📍 Freehold/EPC = D

£315,000

INTRODUCTION

This attractive bay fronted semi detached house stands in the ever popular and established street scene of Elms Drive which runs between West Ella Road and Church Lane in the picturesque village of Kirk Ella. Well reputed schools and a host of amenities are available in the surrounding area making this a great place to live. This spacious property would benefit from a programme of renovation to bring it up to modern standards and affords plenty of potential for a buyer to create an amazing family home. The current layout is depicted on the attached floorplan and briefly comprises an entrance hall, two reception rooms, breakfast kitchen and cloaks/W.C.. Upon the first floor are four bedrooms served by a shower room and separate W.C.. There is uPVC double glazing installed and gas fired central heating via a recently installed gas boiler. A particular feature are the gardens which primarily extend to the rear with lawn and established borders. A side drive provides access to the garage which has a useful inspection pit beneath.

LOCATION

The property is situated along Elms Drive which runs between Church Lane and West Ella Road. 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 and within the surrounding area which offers a much more extensive range of shops and general amenities. The well reputed St. Andrews Junior School is on Mill Lane with Wolfreton Secondary School also situated nearby. Public schooling is available at nearby Hull Collegiate or Hymers College. Good road connections lead into the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

uPVC double glazed residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to first floor off and having cupboards beneath.

LOUNGE

Tiled fireplace with an open fire, deep bay window to front elevation.



DINING/SITTING ROOM

With windows and central double doors opening out to the rear garden. Serving hatch from the kitchen.



BREAKFAST KITCHEN

A spacious room which overlooks the rear garden and has a door to the outside side drive, further windows to each side allowing light to flood in. The kitchen has a range of fitted base and wall mounted units with roll top work surfaces and there is a sink and double drainer. Other features include a cooker slot and plumbing for an automatic washing machine, ample area for table and chairs.



W.C.

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

FIRST FLOOR

LANDING

With access to roof void.

BEDROOM 1

With fitted wardrobes and storage cupboards, deep bay window to front elevation.



BEDROOM 2

Fitted wardrobes and storage cupboards, window to rear elevation.



BEDROOM 3

Window to rear elevation, useful deep cupboard.

BEDROOM 4

Corner windows.



SHOWER ROOM

With suite comprising large "walk in" shower area with glazed partition, wash hand basin in cabinet, tiled surround.



W.C.

With low level W.C.

OUTSIDE

A privet hedge extends to the front and there is a small lawned garden with a planted border. A driveway provides parking and access to the garage. The attractive rear garden is predominantly lawned with well stocked borders.



GARAGE

Brick and pitched tiled roof detached garage.

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

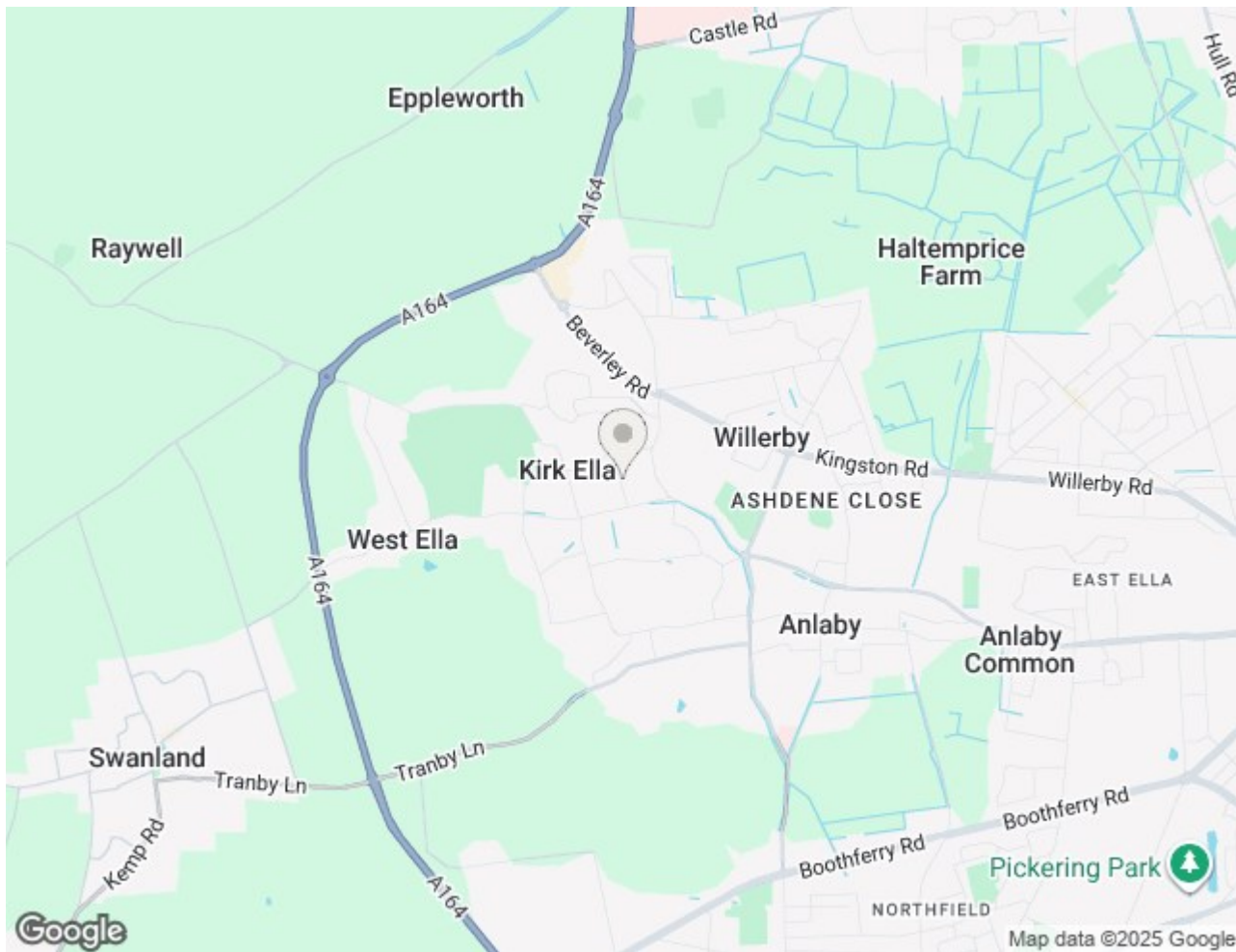
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

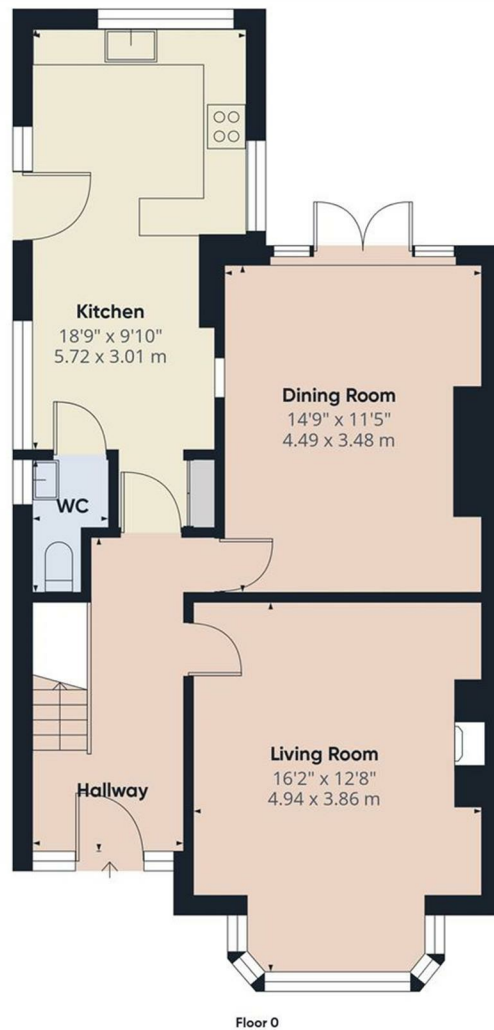
PHOTOGRAPH DISCLAIMER

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.



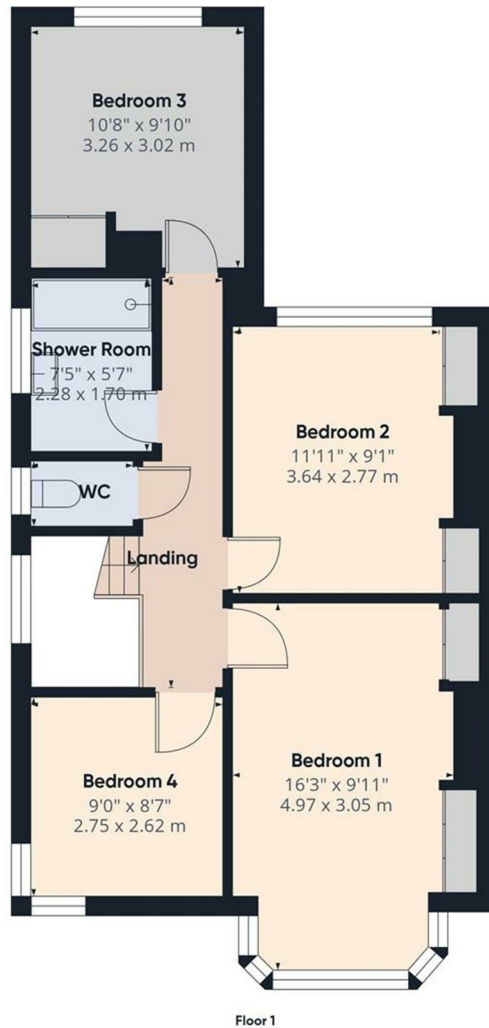


Approximate total area^m
645 ft²
59.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Approximate total area^m
585 ft²
54.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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