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Limb
MOVING HOME



25 Four Acre Close, Kirk Ella, East Yorkshire, HU10 7JL

- 📍 Semi-Detached Bungalow
- 📍 Stylishly Presented
- 📍 Two Bedrooms
- 📍 Council Tax Band = C
- 📍 Bathroom & En-Suite W.C.
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

£279,950

INTRODUCTION

Move straight into this beautifully presented semi-detached bungalow, offering stylish modern fittings and a delightful, private rear garden. Benefiting from gas central heating and uPVC double glazing, the accommodation comprises an entrance hall, a welcoming lounge with French doors opening onto the rear garden, and a modern shaker-style breakfast kitchen. There are two well-proportioned bedrooms—one with an en-suite W.C.—alongside a contemporary family bathroom.

Outside, a block-paved driveway provides off-street parking, complemented by a neatly maintained lawn and attractive shrub borders to the front. A further side drive leads to a detached single garage. The rear garden is a standout feature, offering excellent privacy. It boasts a well-tended lawn, a patio seating area, a summerhouse, and a garden shed. Tastefully arranged borders throughout the garden are brimming with an array of shrubs and flowering plants, providing year-round visual appeal.

LOCATION

Four Acre Close is situated in the highly desirable and picturesque village of Kirk Ella, East Yorkshire. This exclusive residential area is renowned for its leafy surroundings, tranquil atmosphere, and executive homes.

Kirk Ella offers a superb quality of life with a blend of village charm and convenient access to a wide range of amenities. Residents benefit from excellent local schooling, including the highly regarded Kirk Ella St. Andrew's Community Primary School. The nearby centres of Willerby and Anlaby provide extensive shopping facilities, including supermarkets and retail parks, as well as various leisure and dining options.

The location offers easy access to Hull city centre and the wider road network via the A164 and A63, making it ideal for commuters while retaining a peaceful, semi-rural feel.

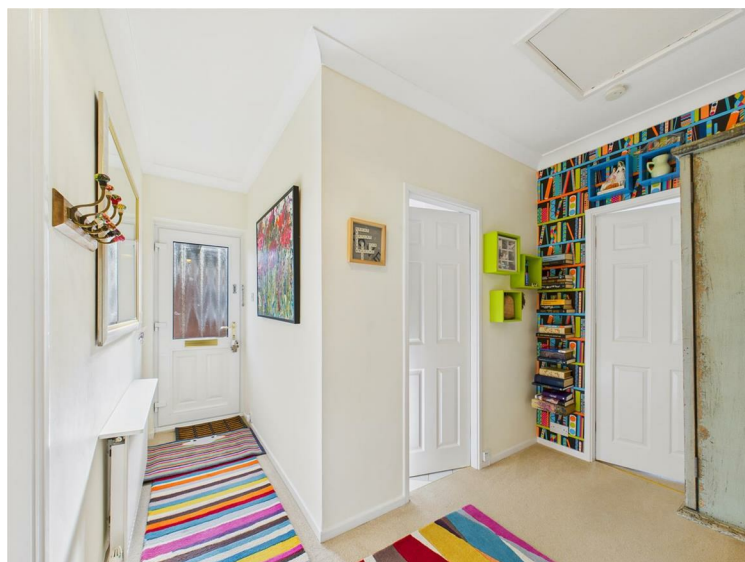
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With loft access hatch incorporating a drop down ladder leading to the partially boarded loft.



LOUNGE

With marble fire surround housing a living flame gas fire. Windows to the side elevation. French doors within the bay to the rear lead out to the garden.



BREAKFAST KITCHEN

Having a range of stylish shaker style base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above and an integrated dishwasher. There is space for a fridge/freezer and plumbing for a washing machine. Ample space for a dining table and chairs. Window to rear.



REAR LOBBY

With external access door to the garden.

BEDROOM 1

With bow window to the front elevation.



BEDROOM 2

With bow window to the front elevation.



EN-SUITE W.C.

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



BATHROOM

With modern suite comprising a bath with shower over, wash hand basin and low flush W.C. Tiled surround, window to side.



OUTSIDE

Outside, a block-paved driveway provides off-street parking, complemented by a neatly maintained lawn and attractive shrub borders to the front. A further side drive leads to a detached single garage. The rear garden is a standout feature—offering excellent privacy, a well-tended lawn, a patio seating area, a summerhouse, and a garden shed.





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 C. 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

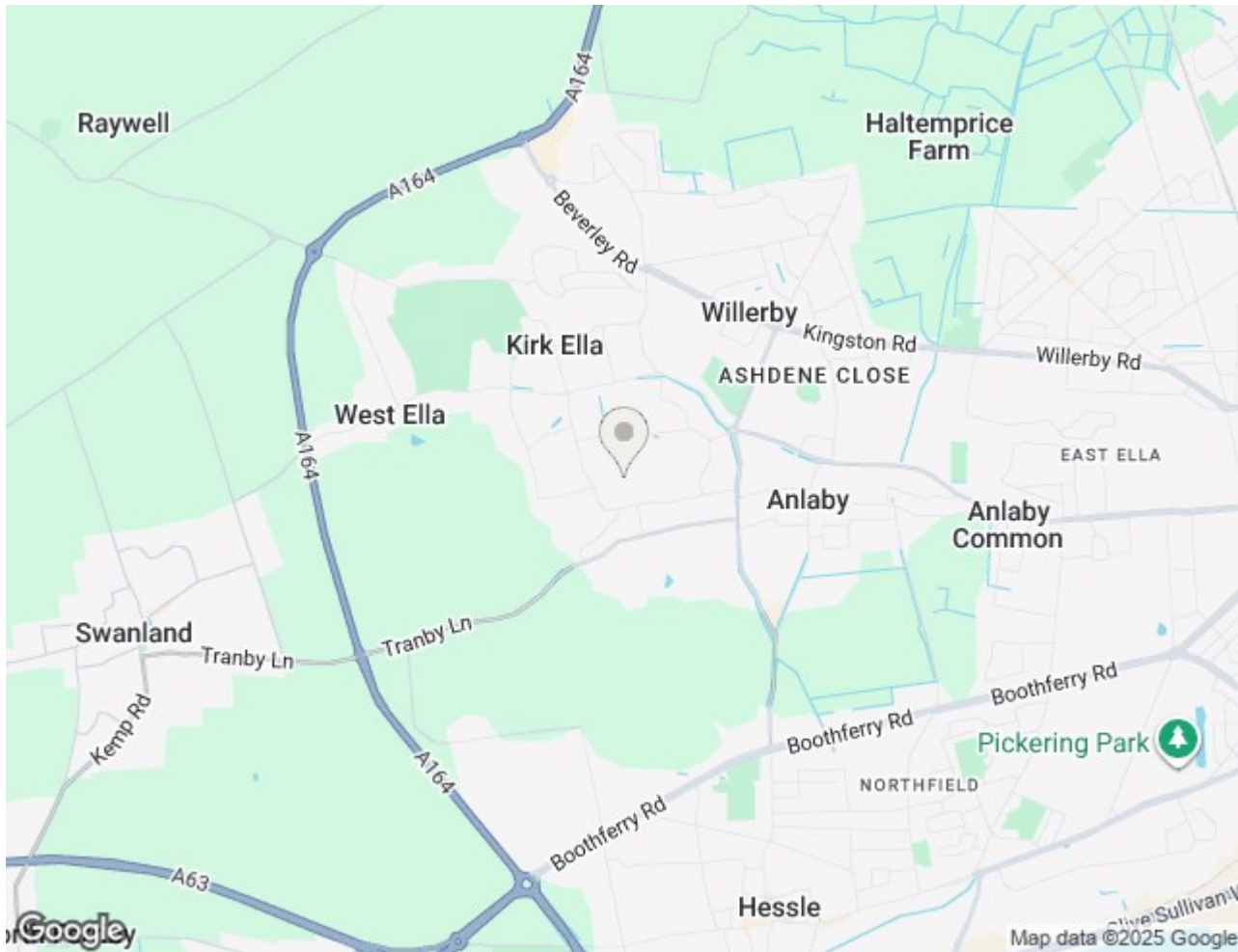
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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		
(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		
England & Wales	EU Directive 2002/91/EC	