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Limb
MOVING HOME



5 Fairfield Avenue, Kirk Ella, East Yorkshire, HU10 7UG

📍 Extended Semi Detached

📍 4 Bedrooms

📍 Bathroom + En-suite

📍 Council Tax Band = C

📍 Dining Kitchen

📍 Large Garden

📍 Convenient Location

📍 Freehold/EPC = C

£345,000

INTRODUCTION

An ideal family home located in such a convenient location for a variety of shops, amenities and schools. This extended semi detached house also has the benefit of a large rear garden, ideal for enjoying or entertaining in. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge with feature fireplace and deep bay window, rear dining/sitting room, dining kitchen overlooking the rear garden with patio doors out, four first floor bedrooms with an en-suite shower room to the main and a separate house bathroom. The well presented accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside a twin width driveway provides parking in front of the single garage and is flanked by a lawned garden. To the rear, the garden is mainly laid to lawn and is an ideal place for play, relaxation or entertaining. In all, a great family home situated in such a convenient location.

LOCATION

Fairfield Avenue is a popular residential area, situated off Beverley Road, Kirk Ella. To the west of Hull, Kirk Ella is one of the regions most sought after locations and a number of shops are to be found within the village centre with the surrounding area offering a more extensive range of shopping parks and supermarkets nearby. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton School catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate 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

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to first floor having a deep storage cupboard beneath.

LOUNGE

An elegant room with bay window to front elevation and moulded coving to ceiling. Impressive carved fire surround with cast fireplace housing "living flame" gas fire upon a tiled hearth. Decorative panelling to alcoves. Wide arch leading through to dining/sitting room.



DINING/SITTING ROOM

With double doors looking out and providing access to the garden.



DINING KITCHEN

With both a window and double doors out to the rear garden. There is plenty of room for table and chairs together with a kitchen which comprising an extensive range of attractive base and wall mounted units with contrasting work surfaces, sink and drainer with mixer tap, integrated Neff double oven, five ring gas hob with extractor hood above, Hotpoint dishwasher, Kenwood fridge freezer.





FIRST FLOOR

LANDING

Access to rood void.

BEDROOM 1

Window to front elevation, decorative panelling to one wall, designer style radiator.



DRESSING AREA

Providing access through to the en-suite and flanked by open hanging facilities.

EN-SUITE SHOWER ROOM

With white suite comprising low level W.C., wash hand basin, shower area with rainhead and handheld shower system, fully tiled to walls and floor.



BEDROOM 2

With bay window to front elevation.



BEDROOM 3

With bay window to rear elevation and having a range of fitted wardrobes.



BEDROOM 4

Window to front elevation, fitted wardrobe.



BATHROOM

With contemporary white suite comprising low level W.C., wash hand basin, panelled bath, tiled surround, heated towel rail.



OUTSIDE

A lawned garden extends to the front adjacent to a twin width gravelled driveway providing access to the single garage. The property enjoys a good sized rear garden which is predominantly lawned and has fencing to the boundaries. There is a barbeque/patio area and a garden shed to the far corner.



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

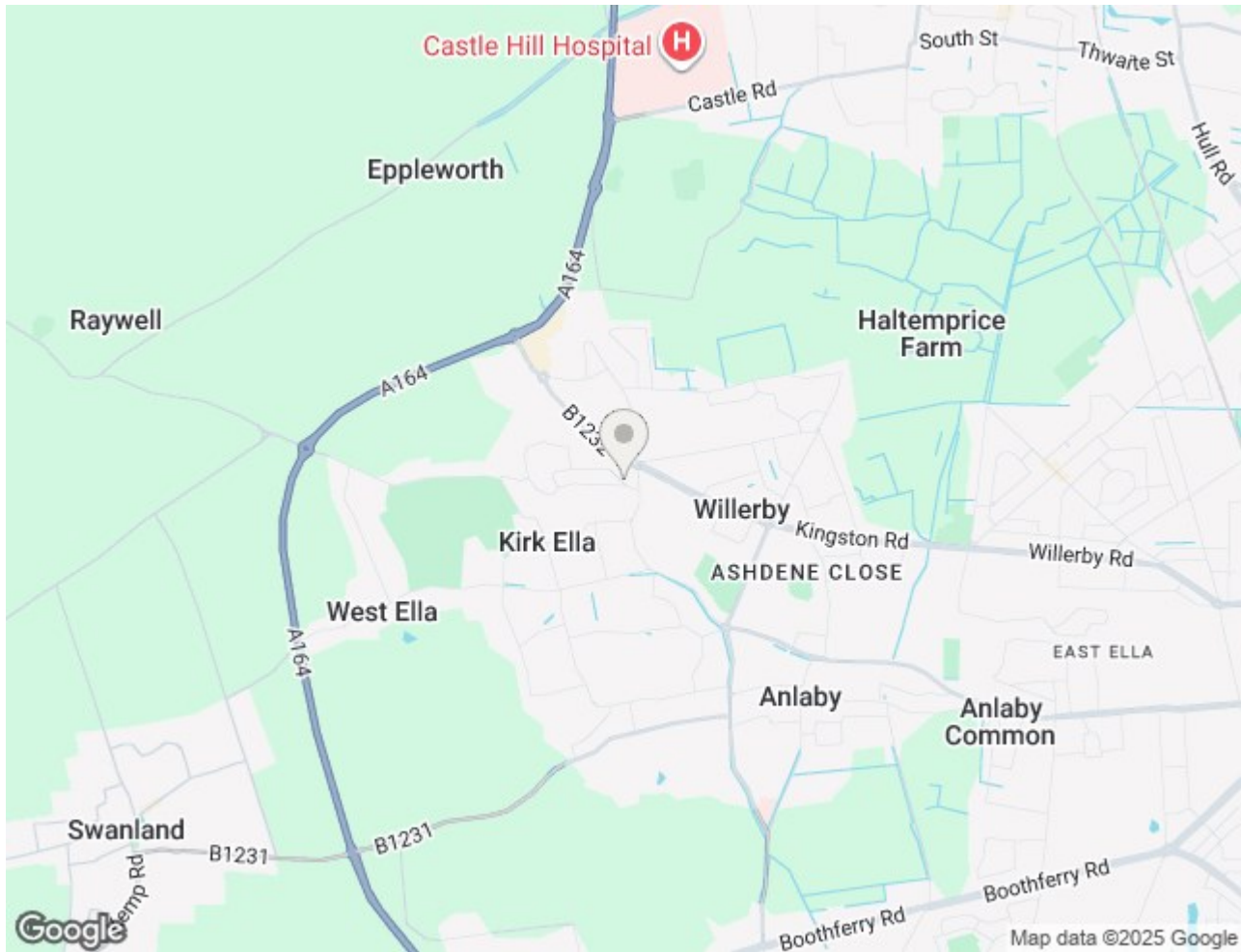
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

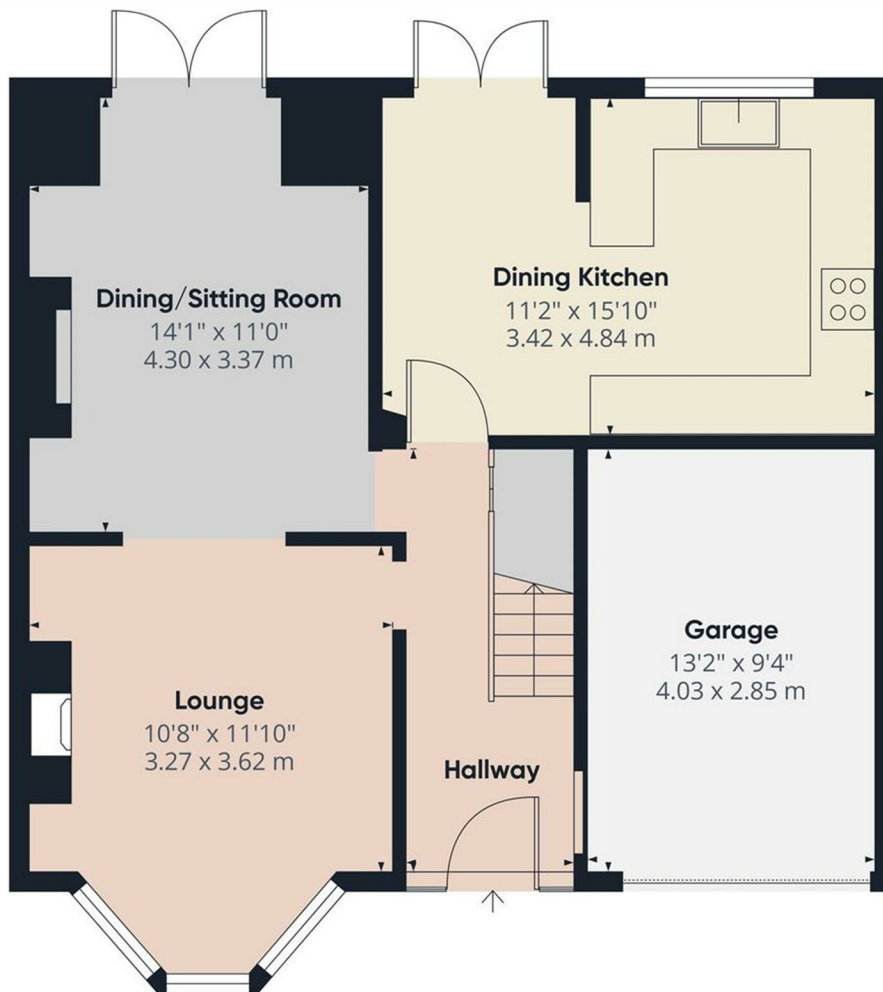
PHOTOGRAPH DISCLAIMER

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.





Floor 0

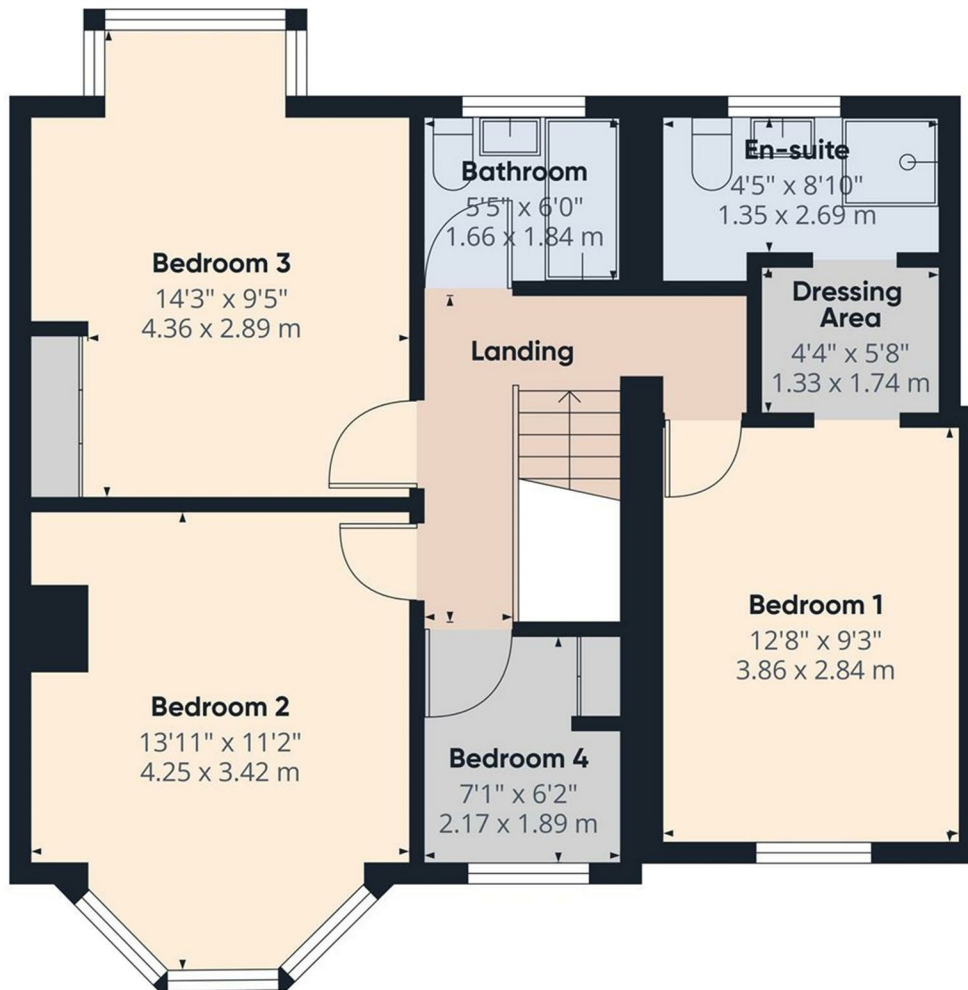


Approximate total area⁽¹⁾
667 ft²
61.9 m²

(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



Floor 1



Approximate total area⁽¹⁾
605 ft²
56.2 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	

71

80

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	