

# Whitakers

Estate Agents



## 8 Laxton Garth, Kirk Ella, HU10 7NN

**£395,000**

This immaculate detached property has been altered and enhanced by the current owners, built as a four bedroom property but currently used as a three bedroom (however easily converted back), occupying a fantastic corner plot on this exclusive cul de sac in Kirk Ella.

The main features include - entrance, modern fitted dual aspect breakfast kitchen with useful rear porch, L shaped 22' lounge / diner together with extended day room that lets the natural light flood the room. The first floor boasts Three double bedrooms (all are fitted) (master with en suite) along with the well appointed family bathroom suite.

Externally to the front is a low maintenance garden with side drive leading to the large double garage. The rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio seating area and mature well stocked borders.

This property really ticks all the boxes in terms of size, condition and location.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Composite double glazed door with side window, central heating radiator and laminate flooring. Leading to:

#### Cloakroom



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C

Kitchen / Breakfast Room 18'4" x 10'1" maximum (5.59m x 3.08m maximum )



Two UPVC double glazed windows creating a dual aspect, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, breakfast bar, contemporary worktop with splashback tiles above, sink with mixer tap, provision for a cooker with extractor hood above and fitted with a host of integrated appliances

including a microwave, fridge-freezer, washing machine and dishwasher.

#### Rear Porch

UPVC double glazed throughout with laminate flooring.

Lounge 22'0" x 17'7" maximum (6.72m x 5.36m maximum )



UPVC double glazed bay window, French doors to the day room, two central heating radiators, electric fire with marbled inset / hearth and laminate flooring.

Day Room 11'0" x 12'0" (3.37m x 3.67m )



UPVC double glazed patio doors to the rear external, UPVC double glazed window, central heating radiator and laminate flooring.

#### First Floor

#### Landing

With access to the loft hatch, built in storage cupboard and carpeted flooring. Leading to:

Master Bedroom 11'4" x 11'2" maximum (3.47m x 3.41m maximum )



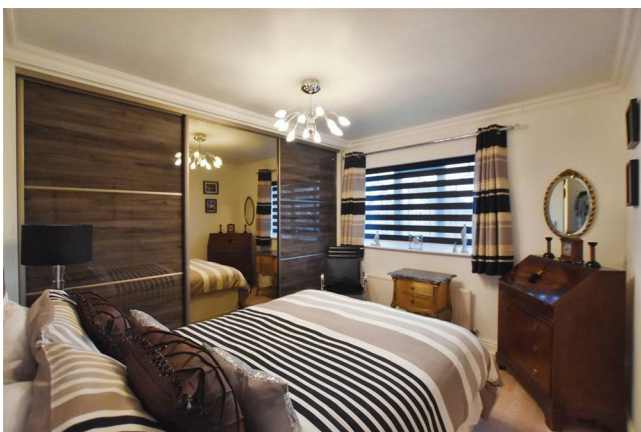
Two UPVC double glazed windows, central heating radiator, fitted wardrobes and laminate flooring.

Master Bedroom En Suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and fitted with a three piece suite comprising walk in enclosure with electric shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'0" x 9'6" (3.66m x 2.92m )



UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage cupboard and laminate flooring.

Bedroom Three 9'3" x 16'2" (2.84m x 4.95m )



Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, mostly tiled to splashback areas with laminate flooring and fitted with a three piece suite comprising panelled bath with mixer tap / shower, pedestal sink with mixer tap and low flush W.C.

External



Externally the property occupies a generously sized plot having a low maintenance garden to the front and a path leading to the driveway which accommodates off-street parking and double breadth garage. A gate in the fencing that secures the rear garden opens to a space that is mainly laid to lawn with patio seating area and mature borders.

Tenure

The property is held under Freehold tenureship.

Council Tax Band  
Council Tax band - E  
Local Authority - East Riding Of Yorkshire

EPC Rating  
EPC rating - TBC

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband -Basic 15 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

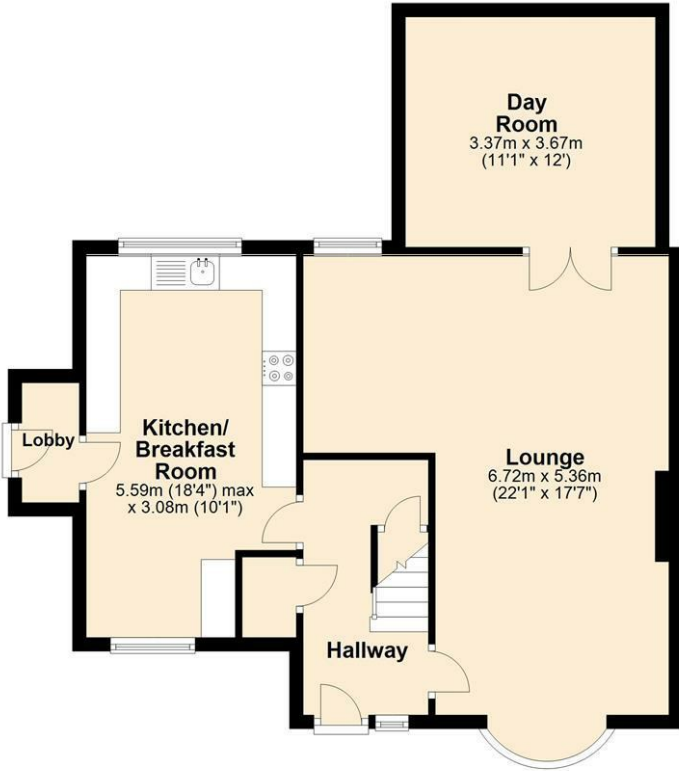
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

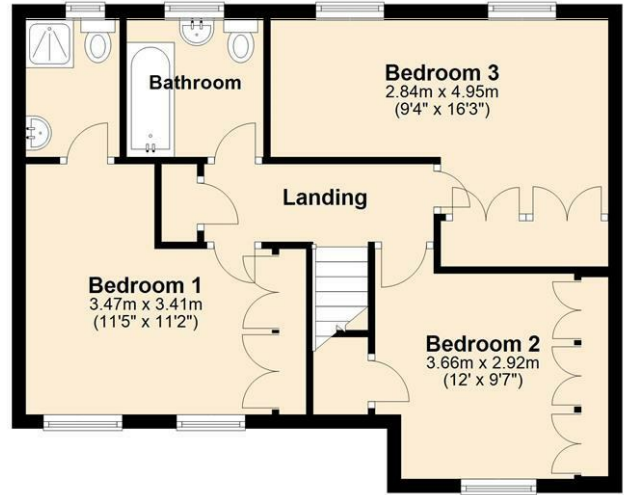
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# Floor Plan

## Ground Floor

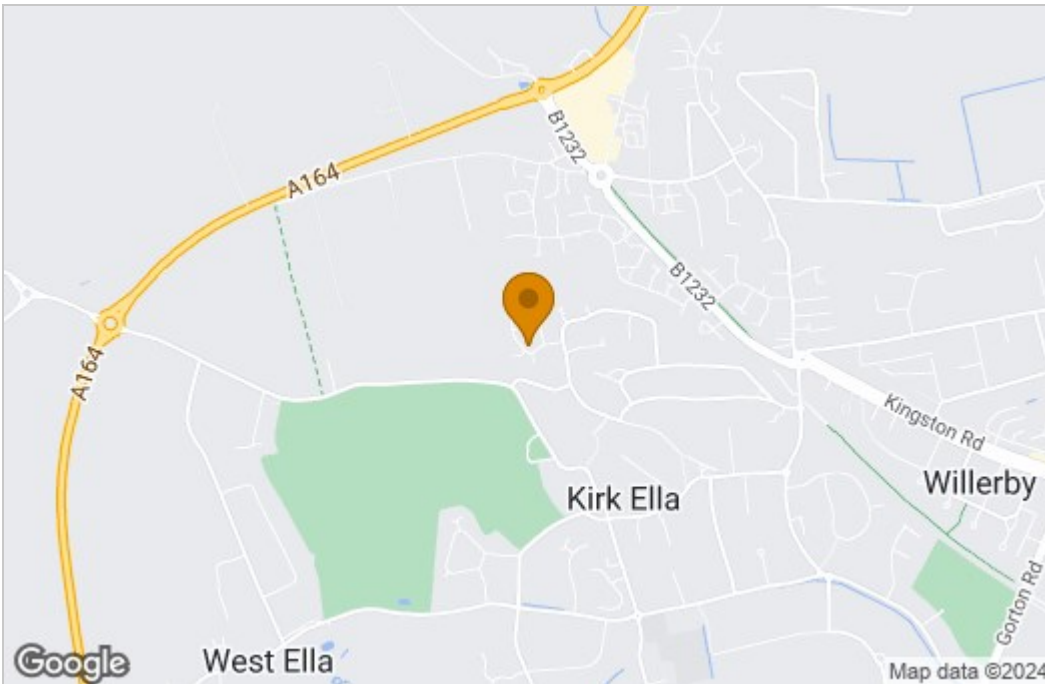


## First Floor

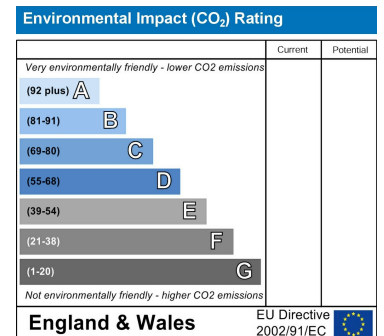
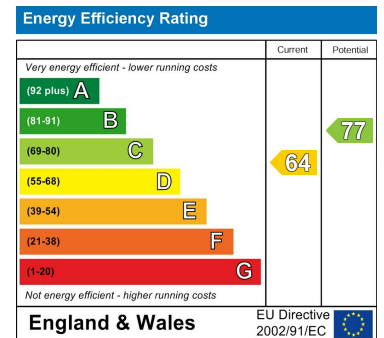


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.