

# Whitakers

Estate Agents



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

**£485,000**

This immaculate and bespoke four-bedroom detached family home is situated at the head of a private road within the sought-after Kirk Ella village - a location renowned for an abundance of local amenities and leisure facilities along with highly regarded provincial schools and excellent transport links.

The residence offers ample living space across over 1900 sq ft and briefly comprises : entrance hall incorporating a cloak room, a study which could be used as an additional bedroom, spacious lounge with double doors opening to the dining room and UPVC double glazed sun room off and fitted kitchen with utility area to the ground level. A fixed staircase ascends to the first floor boasting a fitted master bedroom with ensuite shower room, three additional fitted double bedrooms and a bathroom furnished with a four-piece suite.

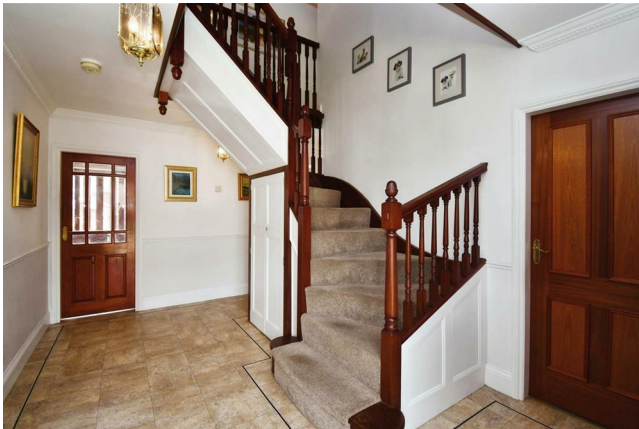
Externally to the front aspect there is a large lawned garden with block paved side drive to accommodate off-street parking and pathway leading to the entrance door. Wrought iron gates open to the further side drive, double width garage (with connection to lighting / power and accessed via an electric roller and personal side door) and rear garden which is mainly laid to lawn with well-stocked borders, patio seating areas and fencing to the surround.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

Entrance hall



Wooden door with side window, central heating radiator, understairs storage cupboard, linked heat alarm and Karndean flooring.

Cloakroom



UPVC double glazed window, central heating radiator, Karndean flooring and fitted with a two-piece 'Vitra' suite comprising low flush WC and vanity sink with mixer tap.

Study room 7'11" x 9'10" (2.42 x 3.02)



UPVC double glaze window, central heating radiator and carpeted flooring.

Lounge 18'5" x 13'8" (5.62 x 4.17 )



3 UPVC double glazed windows, central heating radiators and carpeted flooring. Double doors opening to:

Dining room 10'10" x 13'8" (3.32 x 4.17 )



UPVC double glazed patio doors, central heating radiator and carpeted flooring.

Sun Room 12'4" x 10'1" (3.78 x 3.09 )



UPVC double glazed throughout with French doors to rear garden, wall mounted air conditioning unit which provides both heating and cool air enabling all year round use, central heating radiator and tiled flooring.

Kitchen 13'11" x 13'5" maximum (4.25 x 4.10 maximum )



Two UPVC double glazed windows, wooden door to rear garden, central heating radiator, Karndean flooring and fitted with a range of floor and eye level units, contemporary worktop with tile up stand above, breakfast bar, sink with mixer tap,

provision for gas cooker with hob and hood above and plumbed for a dishwasher, linked heat alarm.

Utility area 7'2" x 6'2" (2.20m x 1.90m)

UPVC double glazed window, tiled flooring and fitted with arrange of wall and eye level units, contemporary worktop with splashback tiles above, carbon monoxide detector and plumbed for a washing machine and dryer.

First floor

Landing



UPVC double glazed window central heating radiator, linked heat alarm and carpeted flooring. Leading to:

Master bedroom 18'6" x 13'9" (5.65 x 4.20 )



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

En-suite 9'11" x 5'11" (3.03m x 1.82m)



UPVC double glazed window, central heating radiator partly tiled with Kardean flooring and

furnished with a three-piece 'Vitra' suite comprising walk-in enclosure with waterfall and mixer pump fed shower, vanity sink with mixer tap and left flush WC.

Bedroom two 11'1" x 9'11" (3.40 x 3.04 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom three 10'11" x 9'11" (3.35 x 3.03 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring. Access to loft hatch.

Bedroom four 10'11" x 10'4" (3.33 x 3.17 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring. Access to loft hatch.

Bathroom 7'4" x 13'2" (2.24m x 4.02m)



UPVC double glazed window, central heating radiator, central heating tower rail, mostly tiled with Kardean flooring and furnished with four-piece 'Vitra' suite comprising panelled bath with mixer tap and pump fed shower, walk in enclosure with waterfall shower, vanity sink with mixer tap and low flush W.C.

## External



Externally to the front aspect there is a large lawned garden with block paved side drive to accommodate off-street parking and pathway leading to the entrance door. Wrought iron gates open to the further side drive, double width garage (with connection to lighting / power and accessed via an electric roller and personal side door) and East-Westerly facing rear garden which is mainly laid to lawn with well-stocked borders and patio seating areas.

## Tenure

The property is held under freehold tenureship

## Council tax band

Local authority-East Riding of Yorkshire

Council tax band - E

## EPC rating

EPC rating- C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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.

## Agents Notes

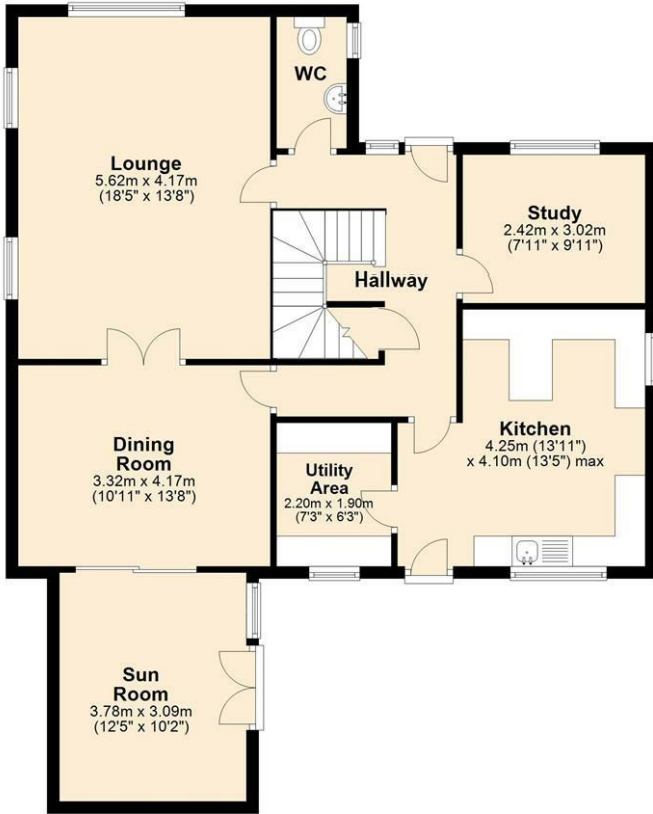
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## Whitakers Estate Agent Declaration

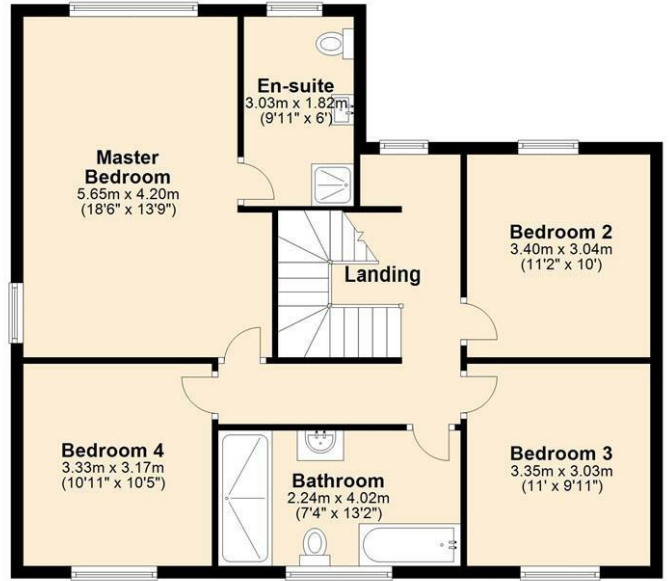
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# Floor Plan

Ground Floor



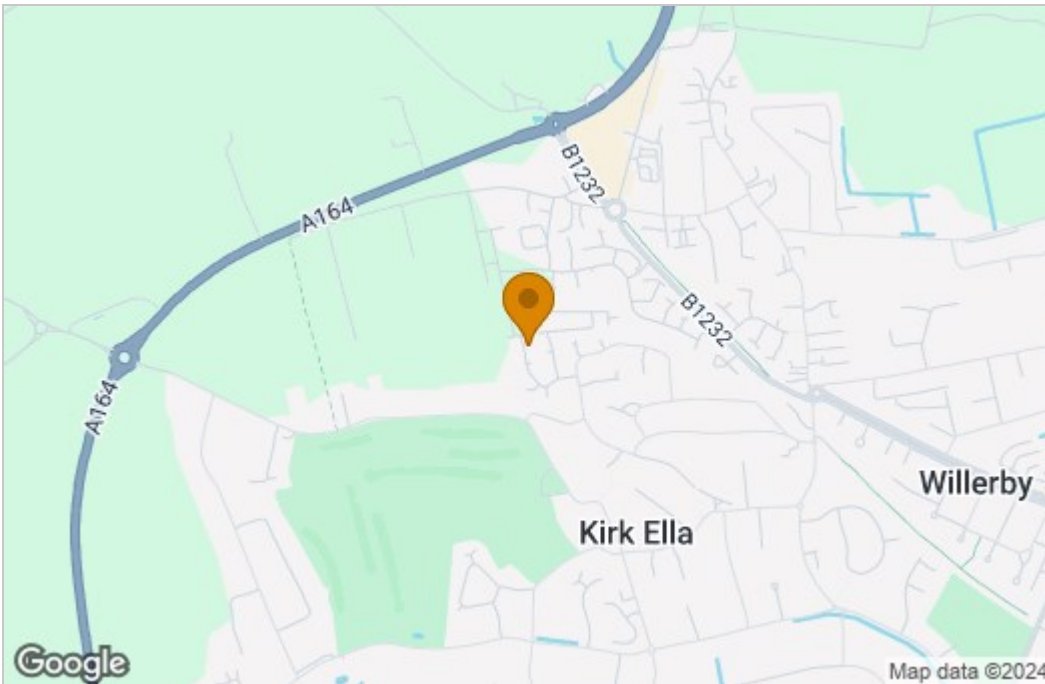
First Floor



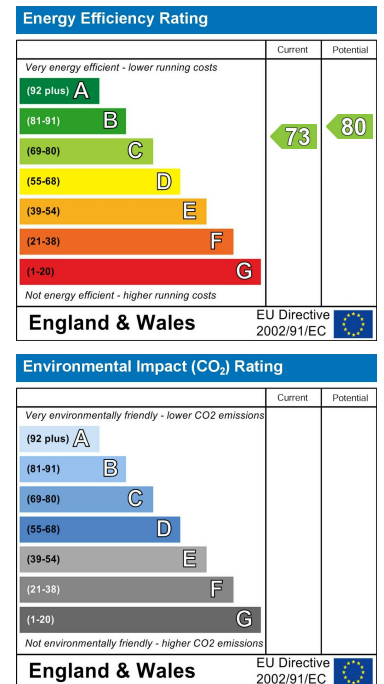
Total area: approx. 177.0 sq. metres (1905.6 sq. feet)

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.