



Laxton Garth, Kirk Ella HU10 7NN

Welcome to

Laxton Garth, Kirk Ella

GUIDE PRICE £375,000 - £400,000

Stunning Home In Kirk Ella with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Ground Floor Cloakroom, Day Room, 4 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Off Street Parking & Outside Bar/Games Room! Call us today and book your viewing!



Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator, understairs cupboard, coving to the ceiling and stairs to the First Floor.

Cloakroom

With double glazed window to the front, low level wc, wash hand basin and towel style radiator.

Lounge

11' 3" x 12' 7" (3.43m x 3.84m)

With double glazed bow window to the front, electric fire, radiator and coving to the ceiling.

Kitchen/ Diner

28' 3" x 9' 5" (8.61m x 2.87m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, electric hob, electric oven, cooker-hood, underfloor heating, integrated dishwasher, spot light points, 2 radiators, cupboard housing central heating boiler, coving to the ceiling and 2 double glazed windows to the rear.

Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)

With double glazed window to the front, radiator and plumbing for an automatic washing machine.

Day Room

12' 4" x 9' 5" (3.76m x 2.87m)

2 double glazed skylight windows, underfloor heating, double glazed windows to the side and rear and double glazed french style doors to the rear.

First Floor

Landing

With radiator and loft access.

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

With double glazed window to the front, radiator and built in wardrobes.

En Suite

En Suite with walk in shower, low level wc, wash hand basin, 2 radiators, extractor fan and double glazed window to the rear.

Bedroom 2

11' 6" x 12' (3.51m x 3.66m)

With double glazed window to the front, radiator and storage cupboard.

Bedroom 3

11' 4" x 7' 6" (3.45m x 2.29m)

With double glazed window to the rear and radiator.

Bedroom 4

8' 3" x 6' 7" (2.51m x 2.01m)

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over, wash hand basin, low level wc, extractor fan, spot light points, towel style radiator and double glazed window to the rear.

Outside

Front Garden

With lawned area, bushes/shrubs, gravelled area, borders housing plants and shrubs, timber fencing and side driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, bushes/shrubs, raised decked seating area, raised beds housing plants and shrubs, outside tap, fenced surround and shed.

Outside Bar/ Games Room

9' 1" x 16' 9" (2.77m x 5.11m)

With power and light, underfloor heating, storage area, electronic roller door and double glazed french style doors.



view this property online williamhbrown.co.uk/Property/WBY110092



Welcome to

Laxton Garth, Kirk Ella

- GUIDE PRICE £375,000 - £400,000
- 4 Bedroom Home In Kirk Ella
- Master Bedroom With En Suite
- Utility Room, Day Room & Outside Bar/ Games Room
- Family Bathroom & Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

guide price

£375,000 - £400,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110092](https://www.williamhbrown.co.uk/Property/WBY110092)



Property Ref:
WBY110092 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)