

# Laxton Garth, Kirk Ella HU10 7NN



## Welcome to

## Laxton Garth, Kirk Ella

Beautiful Home In Kirk Ella with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens & Off Street Parking & Garage! Book your viewing now!













### **Entrance Hall**

With double glazed door to the front and stairs to the First Floor.

#### Cloakroom

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

#### Lounge

22' 7" x 11' 3" ( 6.88m x 3.43m ) With double glazed window to the front.

#### **Dining Room**

9' 6" x 6' 8" ( 2.90m x 2.03m ) With double glazed patio style doors leading to the Conservatory.

#### Kitchen

18' 4" x 9' 8" max ( 5.59m x 2.95m max ) Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, cooker-hood, spot light points, central heating boiler, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed window to the rear and door to the side.

#### Conservatory

10' 3" x 11' 2" ( 3.12m x 3.40m ) With double glazed windows to the side and rear.

### **First Floor**

**Landing** With wall heater and airing cupboard.

#### Bedroom 1

11' 5" x 10' 9" ( 3.48m x 3.28m ) With double glazed window to the front, radiator and fitted wardrobes.

### En Suite

En Suite with low level wc, shower cubicle, wash hand basin and double glazed window to the rear.

#### Bedroom 2

 $8^{\prime}$  1" x 10' 1" ( 2.46m x 3.07m ) With double glazed window to the rear, radiator and fitted wardrobes.

#### Bedroom 3

 $8^{\prime}\,4^{\prime\prime}\,x\,6^{\prime}\,7^{\prime\prime}$  (  $2.54m\,x\,2.01m$  ) With double glazed window to the rear and radiator.

#### Bedroom 4

12' 2" x 11' 6" ( 3.71m x 3.51m ) With radiator.

#### Bathroom

Bathroom with bath and shower over, low level wc, wash hand basin, radiator and double glazed window to the rear.

#### Outside

#### **Front Garden**

With open front with lawned area and side driveway providing off street parking.

#### **Rear Garden**

With lawned area, block paved patio area, borders housing plants/shrubs and pergola.





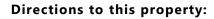
### Welcome to

## Laxton Garth, Kirk Ella

- Stunning Home In Kirk Ella
- 4 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- No Chain
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

# £360,000



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





### view this property online williamhbrown.co.uk/Property/WBY110986



Property Ref: WBY110986 - 0002 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



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01482 653111

Google

Riplingham Rd

Willerby@williamhbrown.co.uk

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

Jenner Ave

Annandale Right Map data ©2025

Willingham Way

The Glen

Please note the marker reflects the

postcode not the actual property



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