



**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' 1" x 10' 1" ( 2.46m x 3.07m )

With double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

8' 4" x 6' 7" ( 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.



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## 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

Council Tax Band: E

## £350,000



### 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

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Property Ref:  
WBY110986 - 0003

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william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)