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Limb
MOVING HOME



24 Packman Lane, Kirk Ella, East Yorkshire, HU10 7TL

- 📍 Detached House
- 📍 Prestigious Location
- 📍 Half Acre Plot
- 📍 Council Tax Band = G
- 📍 4 Beds / 2 Baths
- 📍 Ideal Family Home
- 📍 Further Potential Also
- 📍 Freehold/EPC = C

£785,000

INTRODUCTION

Occupying one of Kirk Ella's most prestigious positions in Kirk Ella on Packman Lane, directly opposite the golf course, this handsome traditional detached residence stands within grounds approaching half an acre. Set well back from the road behind mature hedging, the property has remained in the same family ownership for around 60 years and now presents a rare opportunity to acquire a much-loved home in an exceptional setting.

The spacious accommodation is centred around an impressive reception hall with a galleried landing and a striking stone-surround entrance. Two elegant reception rooms provide excellent living space, while the superb open-plan dining kitchen flows seamlessly into a light-filled orangery overlooking the gardens. A generous utility room and cloakroom/W.C. add practicality. To the first floor are four double bedrooms, served by both a family bathroom and separate shower room. The property also benefits from gas-fired central heating, uPVC double glazing, a generous integral garage and ample parking. The beautifully established rear garden is a particular highlight, extending to approximately over 200 feet in length and providing a wonderful setting for families, keen gardeners and outdoor entertaining. A large paved terrace enjoys a sunny south-facing aspect with a gazebo, while expansive lawns, colourful borders, a greenhouse, substantial detached outbuilding and workshop complete the grounds. Given the exceptional plot size and highly sought-after location, the property also offers exciting scope to extend or remodel, subject to the necessary consents, creating a home of even greater distinction and higher value.

LOCATION

The location of the property could not be more desirable being situated opposite the prestigious Hull Golf Club on Packman Lane within the beautiful village of Kirk Ella. Characterised by many stunning homes and historic cottages, Kirk Ella is clustered around its central church and public house being some 6 miles to the west of Hull City Centre. There is a highly regarded primary school within the village and secondary schooling available in the neighbouring village of Willerby. Kirk Ella also has a number of shops/amenities with a wider range available within the immediate surrounding areas including numerous supermarkets, high street brands and independent traders.



ACCOMMODATION

Grand hardwood entrance door opens up to:



ENTRANCE HALL

The entrance door is framed by beautiful stone surround and stained glass side lights. The elegant entrance hall has a staircase flowing up to the first floor complete with hardwood polished handrail. Column radiator.



LIVING ROOM

A stunning room with deep bay window to front elevation and fitted seating. Recessed chimney breast flanked by stained glass windows to either side and having a focal point being a feature fire surround with marble hearth and backplate housing a "living" flame gas fire.



SITTING ROOM

With log burner to chimney breast flanked by windows to either side. Double doors open through to:



ORANGERY

Overlooking the rear garden and flowing through in an open plan style to the dining kitchen.



DINING KITCHEN

A superb family space to the rear of the house overlooking the garden and with double doors opening to the terrace. The kitchen features a range of fitted units with quartz worksurfaces and matching island. There is a one and a half ceramic sink with mixer tap, range cooker with extractor hood above, integrated dishwasher, microwave, space for fridge freezer. A "living" flame gas stove sits within a brick surround to a chimney breast.



KITCHEN AREA



DINING AREA



UTILITY ROOM

A spacious room with plumbing for an automatic washing machine and space for further appliances, door to side elevation.

W.C.

With low level W.C. and wash hand basin.

GARAGE

An automated up and over door. Useful units and wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

A beautiful landing with polished hardwood handrail to staircase. Dormer style window to front elevation. Deep "walk in" airing cupboard with pressurised hot water cylinder.



BEDROOM 1

Extensively fitted with furniture comprising wardrobes, storage cupboards, dressing table and drawers. Windows to two elevations allowing light to flood in.



BEDROOM 2

With fitted furniture comprising sliding fronted wardrobes, dressing table, drawers and cupboard. Windows to two elevations allowing light to flood in.



BEDROOM 3

Window to rear elevation.



BEDROOM 4

With fitted wardrobes having sliding mirrored fronts and fitted cupboards. Windows to front and side elevations.



BATHROOM

With suite comprising bath, shower cubicle, wash hand basin, tiled surround, heated towel rail, toiletries cupboards.



SHOWER ROOM

With a large "walk in" shower area and spray screen, low level W.C., tiling to walls and floors, heated towel rail.



OUTSIDE

The property occupies a plot of approx. 0.47 acre and has a hedge to the front providing screening. An expansive block set and gravelled forecourt provide excellent parking facilities in addition to a generously sized garage. There is also access to the side of the property. Within the rear garden lies a sizable garage building together with a workshop. Directly to the rear of the house extends a paved patio which looks across the garden and has an 'L' shaped return enjoying a south facing aspect complete with gazebo and greenhouse. The lawns are complimented by attractive borders. Within the garden are garden sheds/stores.





OUTBUILDING AND WORKSHOP



REAR VIEW



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

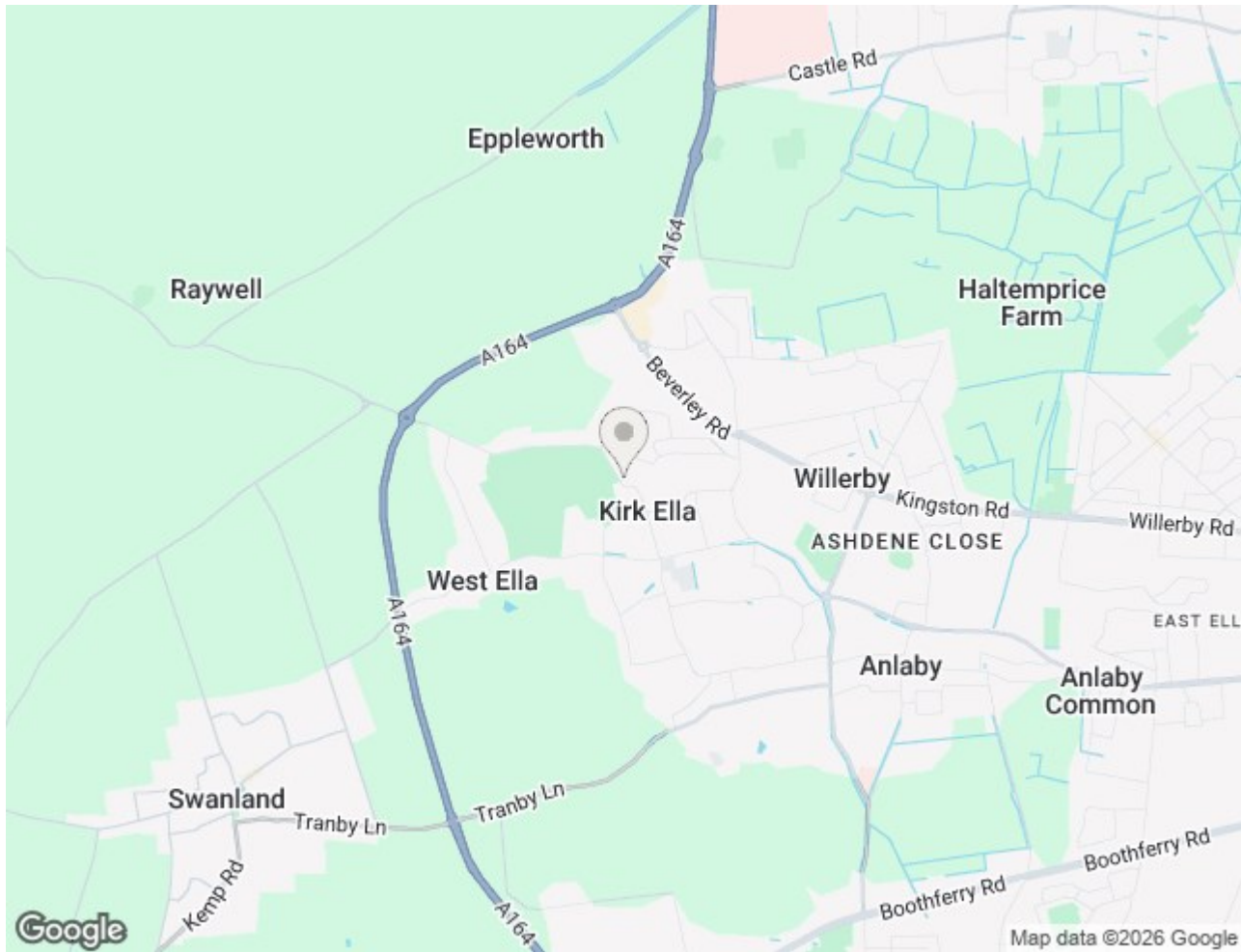
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

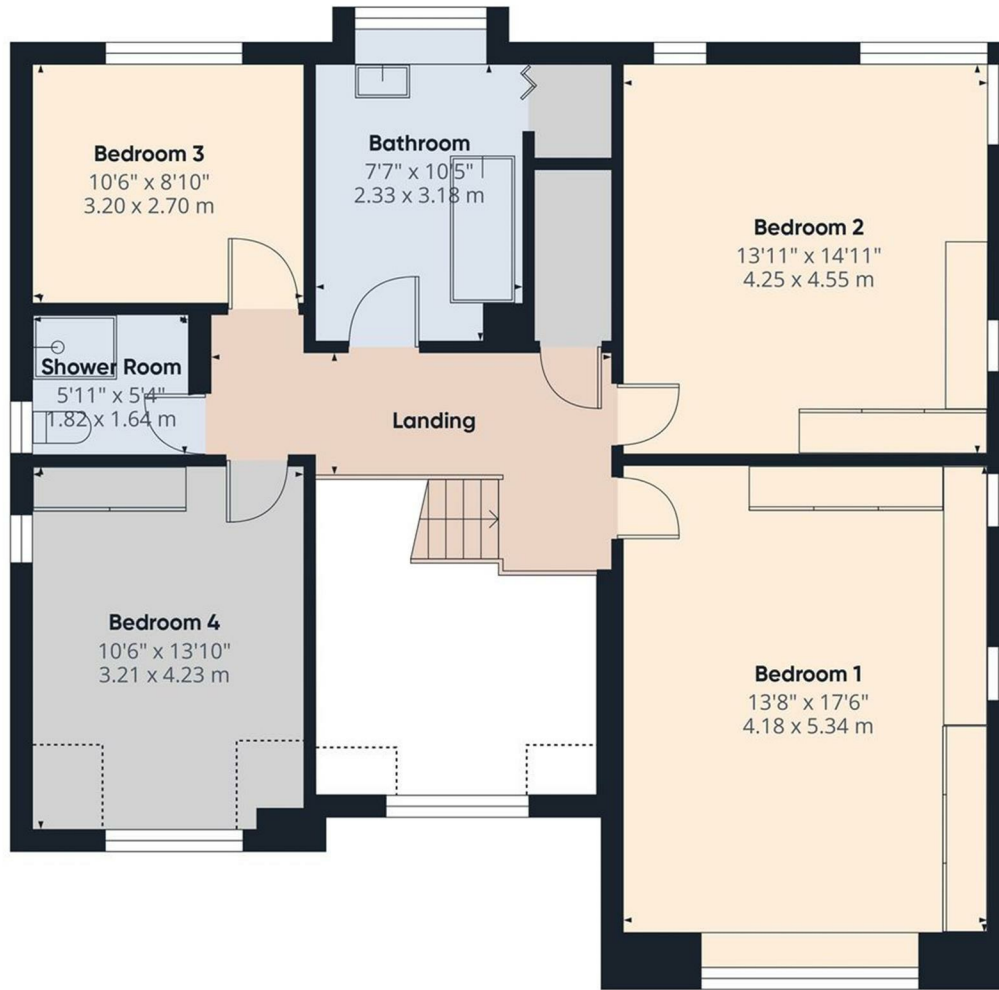
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Floor 1



Approximate total area^m

945 ft²
87.8 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	