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Limb
MOVING HOME



Trevorswood, 21 Church Lane, Kirk Ella, East Yorkshire, HU10 7TA

- 📍 Substantial Semi
- 📍 Modern Extension
- 📍 4 Bedrooms
- 📍 Council Tax Band = E

- 📍 Open Plan Kitchen
- 📍 300 ft. Rear Garden
- 📍 Delightful Setting
- 📍 Freehold/EPC = C

£485,000

INTRODUCTION

Simply stunning, this fabulous and elegantly proportioned traditional semi-detached home has been beautifully enhanced by a superb contemporary open-plan kitchen extension, opening directly onto the delightful gardens beyond.

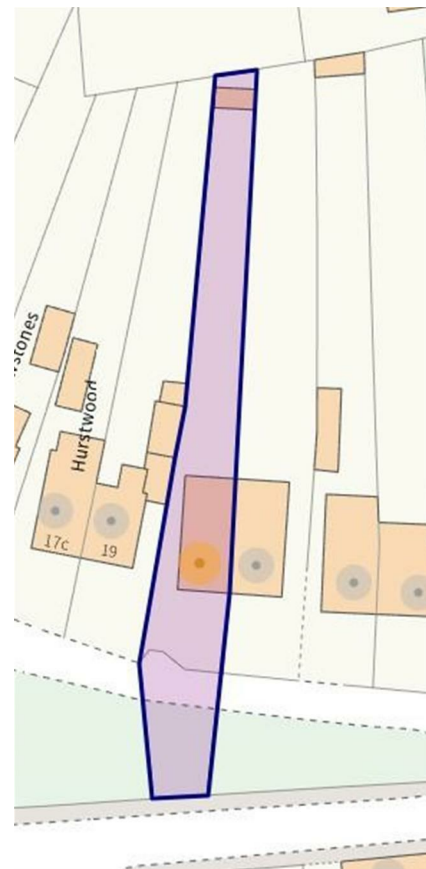
Set back and secluded from Church Lane along a private lane, this charming location is characterised by a small collection of attractive bay-fronted homes dating from the 1930s. A viewing is essential to fully appreciate the appeal of this exceptional property, both inside and out, with the magnificent rear garden extending to approximately 300 feet in length.

The accommodation, as shown on the attached floorplan, briefly comprises an entrance porch, welcoming hallway, separate lounge, and a rear sitting room which flows seamlessly into the spectacular open-plan living kitchen. This impressive space features a full-width sliding door system, providing wonderful views and direct access to the garden. Practical additions include a utility room and downstairs cloakroom/WC.

To the first floor are four generously sized bedrooms and a stylish feature bath/shower room. There is also excellent potential for a loft conversion, as several neighbouring properties have already undertaken similar works (subject to the necessary consents).

Further benefits include gas-fired central heating, uPVC double glazing, and excellent parking provisions to the front, with a large block-set forecourt as well as an additional parking area across the private lane.

The rear garden is a truly delightful outdoor environment, ideal for relaxing, entertaining, and family life. Features include a dedicated children's safety play area and a substantial garden chalet/summerhouse, perfectly positioned to enjoy views back towards the house.



LOCATION

The location of this lovely home is a real attraction being set back and secluded from Church Lane. It is accessed via private lane opposite Church Lane's junction with Elms Drive, and serves a number of properties together with those along Old Annandale Road. This secluded position is a delightful environment characterised by impressive traditional homes with good sized plots and leafy surroundings. Church Lane is a much desired location within Kirk Ella, one of the areas most sought after villages. A number of local shops are situated within the village centre with the surrounding area offering a much more extensive range of shops and general amenities. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton catchment area with public schooling also available locally. Good road connections lead to the city centre to the east and in a westerly direction, through the village networks, to the A63/M62 motorway network.



ACCOMODATION

Replacement bespoke uPVC double glazed doors to:

ENTRANCE PORCH

Internal door to:

HALLWAY

A welcoming hallway with tiled floor, stairs to first floor off, understairs cupboard.

CLOAK/W.C.

With low level W.C., wash hand basin, continuation of the tiled floor.

FRONT LOUNGE

Deep bay with window to front elevation with fitted seating and storage facility beneath, chimney breast with wall mounted TV point, oak lintel and beautiful contemporary fitted cupboards and shelving to alcoves.



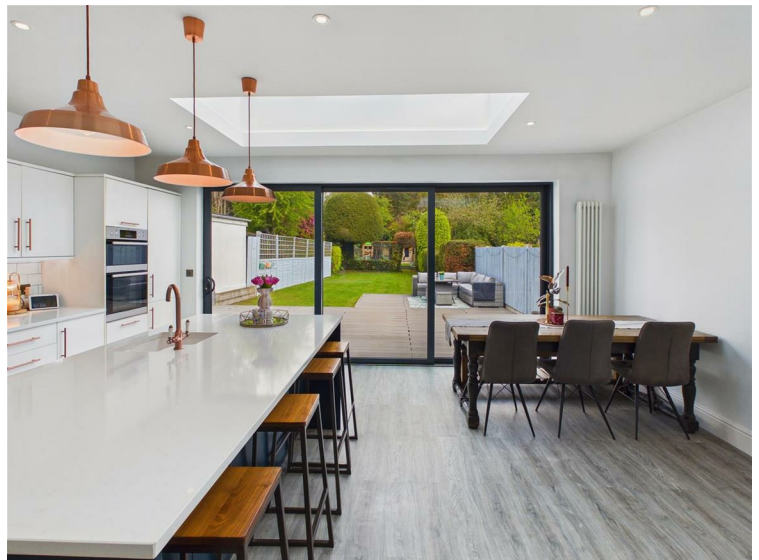
SITTING ROOM

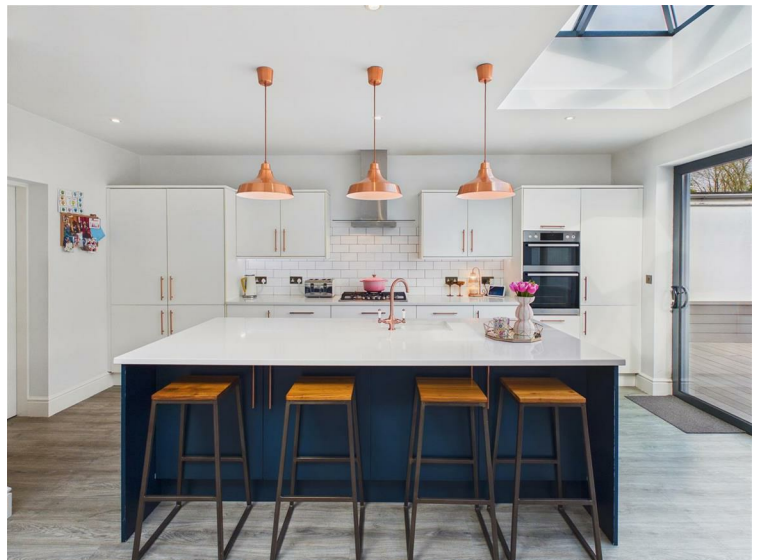
A cosy space to relax which is open plan in style through to the living/dining kitchen.



LIVING/DINING KITCHEN

A fabulous contemporary open plan space to the rear of the house with an amazing aluminium powder coated double glazed sliding door system which provides a fabulous view down the garden. The kitchen has an arrangement of dual toned units with quartz work surfaces including a grand island with undercounter ceramic one and half sink and mixer tap. Features include an AEG double oven, five ring gas hob extractor hood above, dishwasher, larder fridge and larder freezer, two large lantern lights allow light to flood in.





KITCHEN VIEW



UTILITY ROOM

With fitted units, oak work surface, ceramic Belfast style sink, wall mounted gas fired central heating boiler and door to side.

FIRST FLOOR

LANDING

Access to roof void.

BEDROOM 1

Decorative panelling to wall, deep bay window to front elevation with built in storage facility beneath window.



BEDROOM 2

Large picture window to rear, wall mounted TV point.



BEDROOM 3

Picture window to rear.



BEDROOM 4

Window to front elevation.



BATHROOM

With modern classic style suite featuring a "claw footed" bath with mixer/shower attachments, low level W.C., wash hand basin, large shower cubical with rainhead and hand held shower system. Attractive tiling to walls.



OUTSIDE

Excellent parking is available with the property having a block set forecourt directly in front of the house. Across the lane, there is a further gravelled parking for at least two vehicles. The rear garden extends to 300 ft in length with a large composite decked patio directly to the rear of the house, an ideal place to enjoy the garden or entertain. The garden beyond includes a lawn and an archway leads through to a further garden space, currently used as a barked children's play area with lawn and patio beyond with a summerhouse/chalet which looks back towards the house.



CHILDREN'S PLAY AREA



SUMMERHOUSE/CHALET



REAR VIEW



EXTRA PARKING



HEATING

The property has the benefit of gas central heating to radiators.

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 E. 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

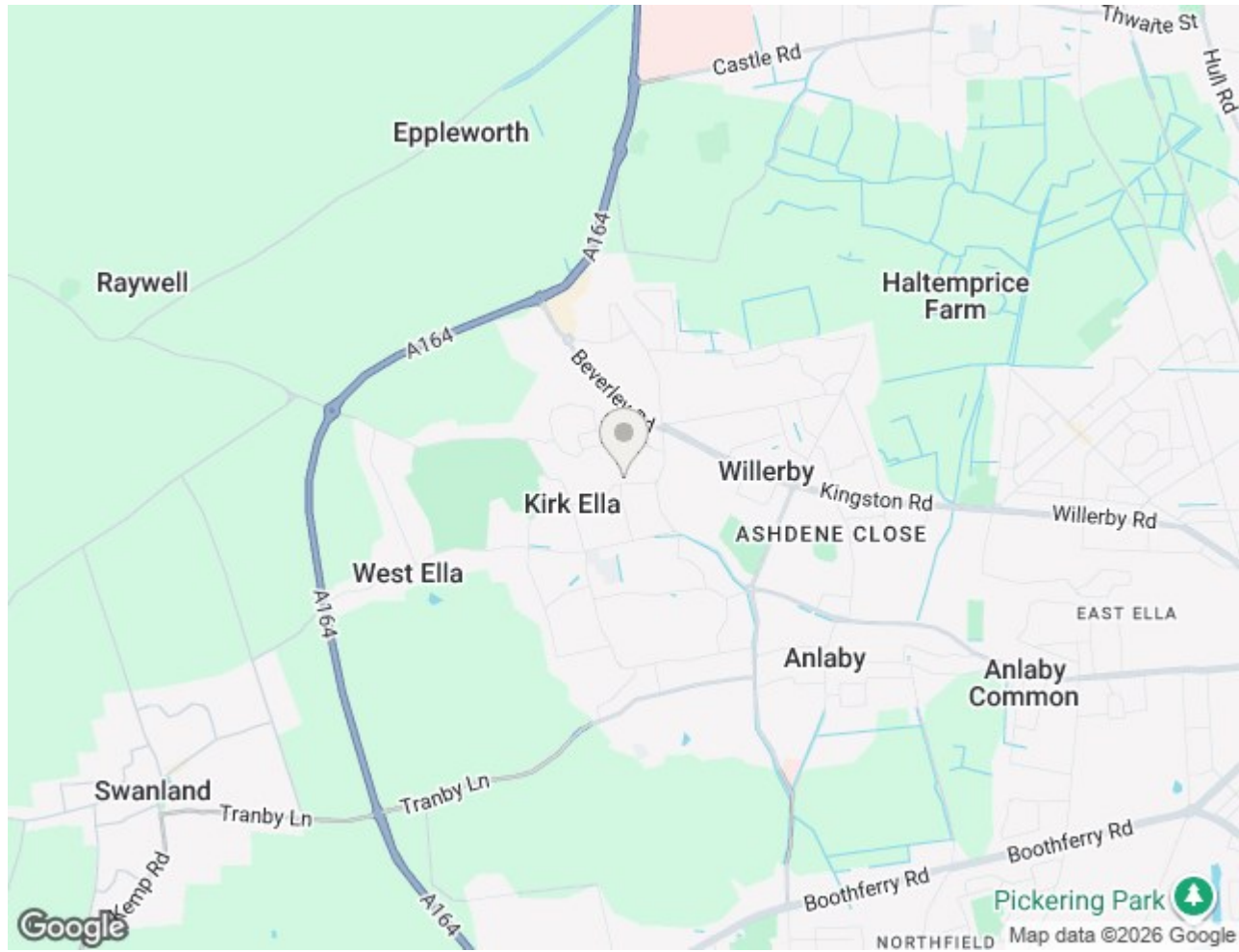
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(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	