



14 Cock Pit Close, Kirk Ella, East Yorkshire, HU10 7LG

Stunning Detached Home

Tastefully Presented

Open Plan Living Kitchen

Council Tax Band F

Bathroom & En-Suite

Study / Utility / Cloaks/WC

Double Garage

Tenure Freehold / EPC = C

£369,950

INTRODUCTION

This stunning 3/4 bedoomed detached home occupies a lovely position at the head of this residential cul-de-sac and offers generously proportioned accommodation ideal for a family. Standing in a desirable postcode this stunning home is conveniently placed for schools, shops and amenities. The property has been significantly remodelled and is tastefully presented by the current owners to provide beautiful contemporary living including a fabulous open plan living kitchen to the rear. The light and airy accommodation also provides 3 bedrooms, utility room, study, playroom/4th bedroom, bathroom and en-suite shower room.

Outside electric gates provide access to the driveway providing excellent parking and leading to the detached garage. The enclosed rear garden enjoys a lawn with decked area directly adjoining the rear of the property.

The detached double garage has an electric roller door and there is a fixed staircase leading up to the boarded loft space above with window to the front and Velux window to the side.



LOCATION

Cock Pit Close is a small residential cul-de-sac situated off Grundale within a very popular residential district. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools, recreational facilities and amenities. The property is conveniently placed for Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

GATED ENTRANCE

With automated solid wood sliding gate leading to extensive cobbled driveway providing parking and access to the double garage to the rear.



ACCOMMODATION

Residential entrance door to:



ENTRANCE HALL

Welcoming entrance hall with wood flooring, feature radiator and stairs to the first floor.



CLOAKS/W.C.

With low flush W.C., vanity unit with feature wash hand basin, wood flooring and window to side elevation.

OPEN PLAN LIVING KITCHEN

23'9" x 18'9"(max) approx (7.24m x 5.72m(max) approx)

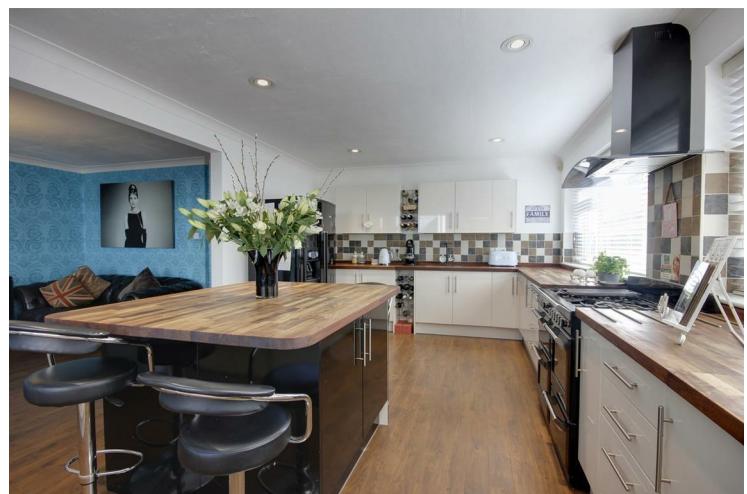
Situated at the rear of the house this room has underfloor heating, air conditioning, windows and double doors leading out to the garden. The kitchen features an extensive range of base and wall mounted units with a high gloss finish complemented by woodblock work surfaces, inset Belfast sink and matching island together with breakfast bar peninsular. There is wood flooring, recessed downlighters to the ceiling, wall mounted TV point.



KITCHEN AREA



ALTERNATIVE VIEW



LIVING AREA



UTILITY ROOM

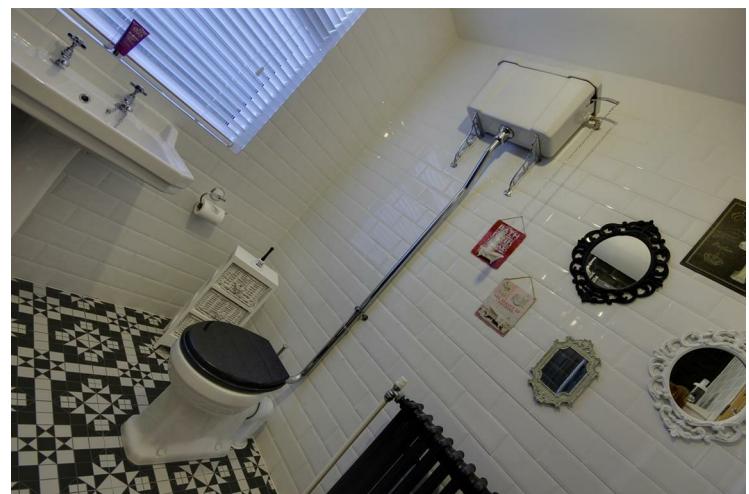
With dual tone high gloss base and wall units, inset sink with mixer tap, plumbing for automatic washing machine, space for tumble dryer, recessed downlighters, window to side elevation.

BATHROOM

With a traditional bathroom suite comprising a claw foot roll top bath with shower over and screen, pedestal wash hand basin, high flush W.C., feature radiator, tiling to floor and walls, underfloor heating and window to side elevation.



ALTERNATIVE VIEW



STUDY

8'0" x 7'4" approx (2.44m x 2.24m approx)
With window to side elevation.

PLAYROOM/BEDROOM 4

14'7"(max)x11'3" approx (4.45m(max)x3.43m approx)
 Recessed downlighters and bow window to front elevation.



LOUNGE

20'1" x 12'0" approx (6.12m x 3.66m approx)
 Bow window to front elevation.



FIRST FLOOR

LANDING

BEDROOM 1

13'1"(extending to 20'3")x11'11" approx (3.99m(extending to 6.17m)x3.63m approx)

With fitted wardrobes and window to front elevation.



ALTERNATIVE VIEW



EN-SUITE

With suite comprising a corner shower enclosure, vanity unit with 'his' and 'hers' wash hand basins, low flush W.C., recessed downlighters and tiled surround.



BEDROOM 2

18'9" x 11'10" approx (5.72m x 3.61m approx)

Spacious room with sitting area. Window to rear elevation and access to eaves.



BEDROOM AREA



BEDROOM 3

10'0" x 7'3" approx (3.05m x 2.21m approx)

With window to side elevation.



OUTSIDE

Outside electric gates give access to the extensive cobbled driveway providing excellent parking and leading to the detached garage. The enclosed rear garden enjoys a lawn with decked area directly adjoining the rear of the property.

The detached double garage has an electric roller door and there is a fixed staircase leading up to the boarded loft space above with window to the front and Velux window to the side.

REAR VIEW OF PROPERTY



DECKED AREA AND GARAGE



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

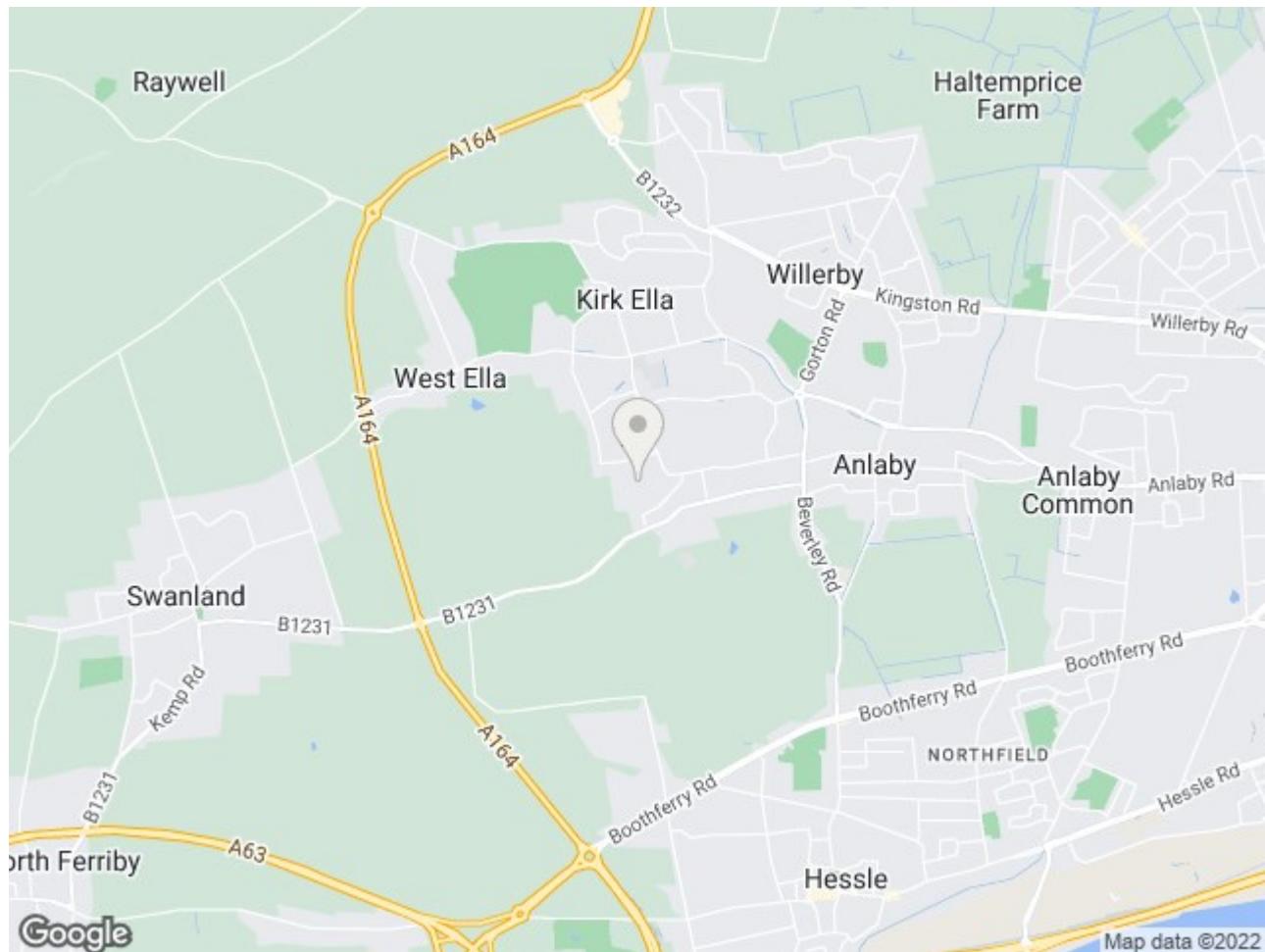
£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIME DAY/DATE

SELLERS NAME(S)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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	