

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



11 Kerry Pit Way, Kirk Ella, East Yorkshire, HU10 7JS

- 📍 Detached Family Home
- 📍 Recently Modernised
- 📍 Four Good Sized Bedrooms
- 📍 Bath & Shower Room
- 📍 Large Corner Plot
- 📍 South Westerly Gardens
- 📍 Driveway and Garage
- 📍 EPC=D

£310,000

INTRODUCTION

This spacious detached family home is situated in this sought after location and ideally placed within the catchment area of good primary and secondary schooling. The property occupies an elevated corner plot with a south westerly aspect and has been updated and modernised by the current owners. The accommodation benefits from gas central heating and uPVC double glazing and features include an entrance hall, lounge with windows to two elevations, dining kitchen with appliances and double doors to the rear garden. At first floor level are four good sized bedrooms, two with views of the Humber Bridge, a modern bathroom and newly fitted shower room.

The property enjoys an elevated position and is situated in a large corner plot. To the front is a gravelled garden area and a block paved driveway leads to the single garage. The rear garden has a fenced boundary and is mainly laid to lawn.

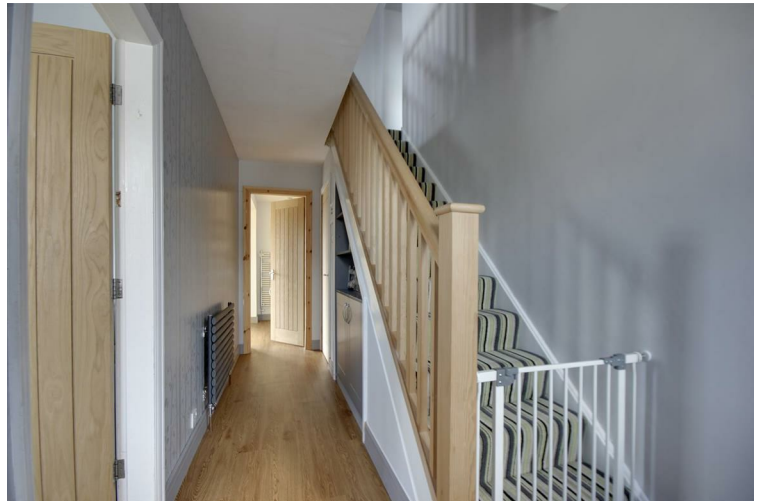
LOCATION

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With wood effect flooring, feature radiator, under stairs cupboard and stairs to first floor off.



LOUNGE

15'7" x 11'10" approx (4.75m x 3.61m approx)

Light and airy room with windows to the front and side.



ALTERNATIVE VIEW



DINING KITCHEN

27'8" x 9'0" approx (8.43m x 2.74m approx)

Having a range of shaker style fitted base and wall units with contrasting worksurfaces, tiled splashbacks, one and a half sink and drainer with mixer tap. There is a host of integrated appliances including a double oven, microwave, four ring gas hob, extractor, fridge freezer, dishwasher, washing machine and tumble dryer. Inset spot lights, feature radiators, wood effect flooring, window and double doors to rear garden.



DINING AREA



ALTERNATIVE VIEW



FIRST FLOOR

LANDING

BEDROOM 1

12'6" x 11'11" approx (3.81m x 3.63m approx)

With double glazed windows to front and side elevations with views of the Humber Bridge.



BEDROOM 2

12'0" x 11'11" approx (3.66m x 3.63m approx)
With double glazed windows to the side and rear elevations with views of the Humber Bridge.



BEDROOM 3

12'1" x 8'10" approx (3.68m x 2.69m approx)
With window to rear elevation overlooking the rear garden.



BEDROOM 4

9'10" x 8'5" approx (3.00m x 2.57m approx)
With window to front elevation.



BATHROOM

With contemporary suite comprising bath with shower over and screen, pedestal wash hand basin, low flush W.C., tiling to walls and floor, heated towel rail and window to front elevation.



SHOWER ROOM

With corner shower enclosure, low flush W.C., pedestal wash hand basin, heated towel rail tiling to walls and floor, inset spot lights and window to side elevation.



OUTSIDE

The property occupies a sizeable and elevated corner plot. To the front of the property there is a gravelled garden area and a driveway providing ample off street parking and giving access to a single integral garage. There is a pathway to both sides of the property leading to the rear garden.

The south westerly facing gardens extend to the side and rear and are laid mainly to lawn with degree of privacy having a fenced boundary.



REAR VIEW OF THE PROPERTY



PLANNING PERMISSION

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

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%

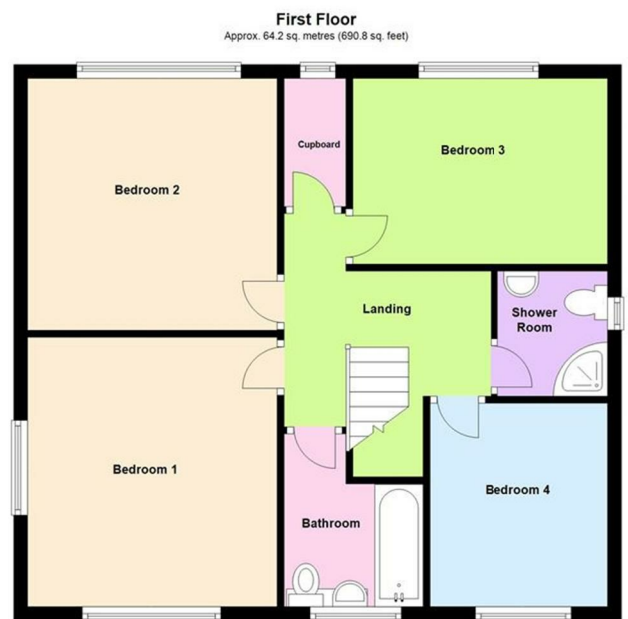
Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 128.4 sq. metres (1382.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	