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Limb
MOVING HOME



Green Gates, 7 Old Annandale Road, Kirk Ella, East Yorkshire, HU10 7TB

- 📍 Superb Semi-Detached House
- 📍 Fabulous Garden Cabin
- 📍 Stunning Open Plan Kitchen
- 📍 Extensive Parking & Garage
- 📍 4 Bedrooms + Home Office
- 📍 Generous Established Garden
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = C

£560,000

INTRODUCTION

Occupying a particularly attractive position on Old Annandale Road, a private road off Church Lane in Kirk Ella, this significantly extended semi-detached house offers an exceptional amount of versatile living space, complemented by a generous garden, extensive parking and a superb garden cabin.

The property has been substantially extended to the rear to create an outstanding open plan living kitchen extending to approximately 38'7" in length. Designed as a series of interconnected kitchen, dining and living areas, this impressive space is enhanced by underfloor heating to the kitchen and living areas, multiple rooflights and a wide set of bi-folding doors which open directly onto the rear terrace and garden. A separate bay-fronted lounge provides a more formal reception room, while the ground floor is completed by an entrance hallway, shower room and a generous home office which offers the flexibility to serve as a fifth bedroom if required.

Upon the first floor are four bedrooms and a family bathroom, with the overall layout providing excellent family accommodation as it stands whilst also offering potential for further extension, subject to the necessary planning permissions and consents.

Outside, an extensive forecourt provides excellent off-street parking and leads to a large garage with double-width roller door. The rear garden is another particular highlight, with a substantial porcelain tiled terrace spanning the rear of the house and providing an excellent outdoor entertaining area. Steps lead down to a generous lawn surrounded by established trees, hedging and planting which create an attractive and private setting.

Completing the garden is a fabulous 26' x 11'5" timber cabin, fitted with power and lighting and currently arranged as an impressive games and entertaining room with its own built-in bar. With extensive glazing overlooking the garden, it provides a fantastic additional space away from the main house and could equally lend itself to a variety of leisure or recreational uses.



LOCATION

Old Annandale Road is a private road situated off Church Lane, Kirk Ella. Kirk Ella is a highly prestigious and established village in the West Hull area of the East Riding of Yorkshire. It offers an exceptional quality of life, celebrated for its peaceful, leafy residential atmosphere and reputation as one of the most desirable addresses in the region. Together with the nearby villages of Anlaby, Willerby, and Hessle, the area provides superb access to top-tier amenities and extensive recreational facilities.

Residents enjoy the proximity to comprehensive amenities including the Anlaby Retail Park (with Marks and Spencer Food Hall and other major retailers), and a variety of supermarkets while benefitting from the tranquillity of Kirk Ella's surroundings. The village boasts a charming and picturesque centre with its popular pub, providing excellent options for dining and socialising. Residents are also close to Haltemprice Leisure Centre for fitness and recreation, and Kirk Ella is home to the challenging Hull Golf Club.

Families are particularly well-served by a range of highly-regarded schooling options catering to all age groups with established local primary and secondary schools, notably Kirk Ella St. Andrew's Community Primary School, Wolfreton School & Sixth Form College, alongside the nearby highly-regarded independent Tranby School or Hymers College, making it an ideal choice for families.

Kirk Ella provides convenient regional connectivity with easy access to the A63 and the wider M62 corridor. Furthermore, local accessibility is excellent with regular local bus services and train stations at Hull, Hessle, and Brough.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5.5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 59 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.



ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



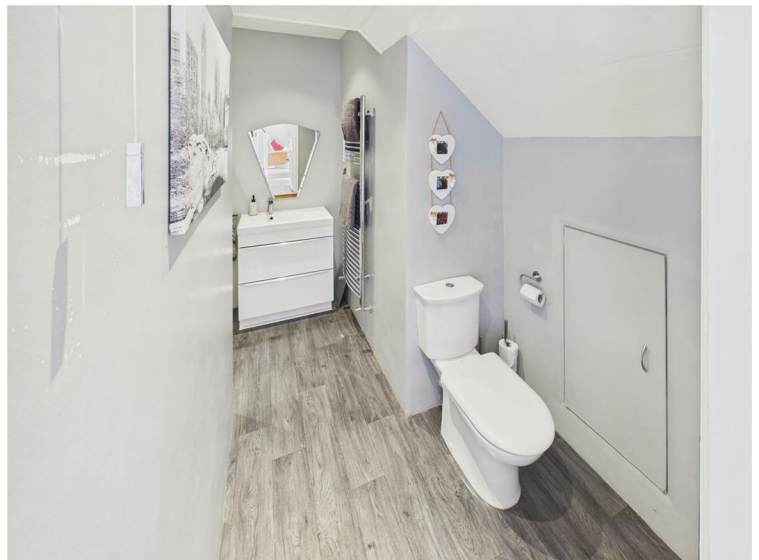
ENTRANCE HALLWAY

Spacious and welcoming with a turning staircase leading up to the first floor.



GROUND FLOOR SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and inset spot lights.



LOUNGE

With feature fire surround housing a living flame gas fire. Bay window to the front elevation.



OPEN PLAN LIVING KITCHEN

A superb open plan space extending across the rear of the property and incorporating kitchen, living and dining areas. The accommodation flows through from the hallway via a snug area with a log burning stove, useful storage cupboard and continuation of the wood effect flooring. A series of rooflights together with windows and glazed bi-fold doors provide plenty of natural light, with direct access onto the rear garden. The kitchen and living areas benefit from underfloor heating.



KITCHEN AREA

Extensively fitted with a comprehensive range of Shaker style units complemented by work surfaces and a large central island incorporating a breakfast bar/seating area. Appliances include a range cooker with filter hood above, larder fridge and freezer, dishwasher, washing machine, tumble dryer and wine chiller. There is a sink unit beneath the rear-facing window, recessed ceiling spotlights and further rooflights above.



LIVING AREA

A particularly generous living space with ample room for a range of lounge furniture. Multiple rooflights provide additional natural light, while wide glazed doors open directly onto the rear terrace and garden. Wood effect flooring continues through into the adjoining kitchen area.



OPEN TO THE GARDEN



DINING AREA

Providing excellent space for a substantial dining table and chairs and opening directly into the living area, creating a sociable arrangement for dining and entertaining.



HOME OFFICE / BEDROOM 5

Situated off the kitchen, with window to side.



FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

With fitted wardrobes with mirrored sliding doors. Bay window to the front elevation.



BEDROOM 2

With window to the rear elevation.



BEDROOM 3

Window to front elevation.



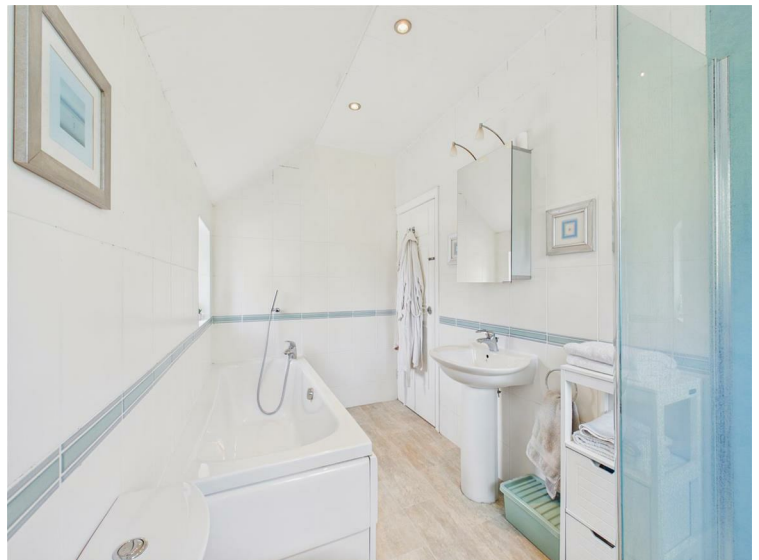
BEDROOM 4

Currently used as a dressing room with fitted cupboard and freestanding wardrobes. Window to rear.



BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Windows to side and rear.



OUTSIDE

The property occupies a generous plot, approached across an extensive driveway which provides excellent off-street parking for numerous vehicles and leads to the large integral garage with automated door. Established trees, shrubs and planting provide an attractive degree of screening to the frontage, whilst a paved terrace extends across the front of the house.

To the rear is a particularly generous and well-established garden, incorporating an extensive paved terrace immediately adjoining the property and providing ample space for outdoor seating and entertaining. Steps lead down to a substantial lawn, complemented by mature trees, hedging, shrubs and planted borders which create an attractive and relatively private setting.

A further lawned area extends beyond the garden room, enclosed by mature planting and trees, with a timber garden shed providing useful storage.



GARDEN



DETACHED GARDEN ROOM

A superb addition to the garden is the substantial detached garden room, positioned towards the rear and featuring extensive glazing overlooking the garden. Currently arranged as an impressive leisure and entertaining space with seating, a bar and games area, it provides an extremely versatile additional space away from the main house.



REAR VIEW



HEATING

The property has the benefit of gas 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 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, such as floor coverings, curtains and light fittings. The wardrobes in bedroom 2, office furniture and pool table may also be available by separate negotiation. 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

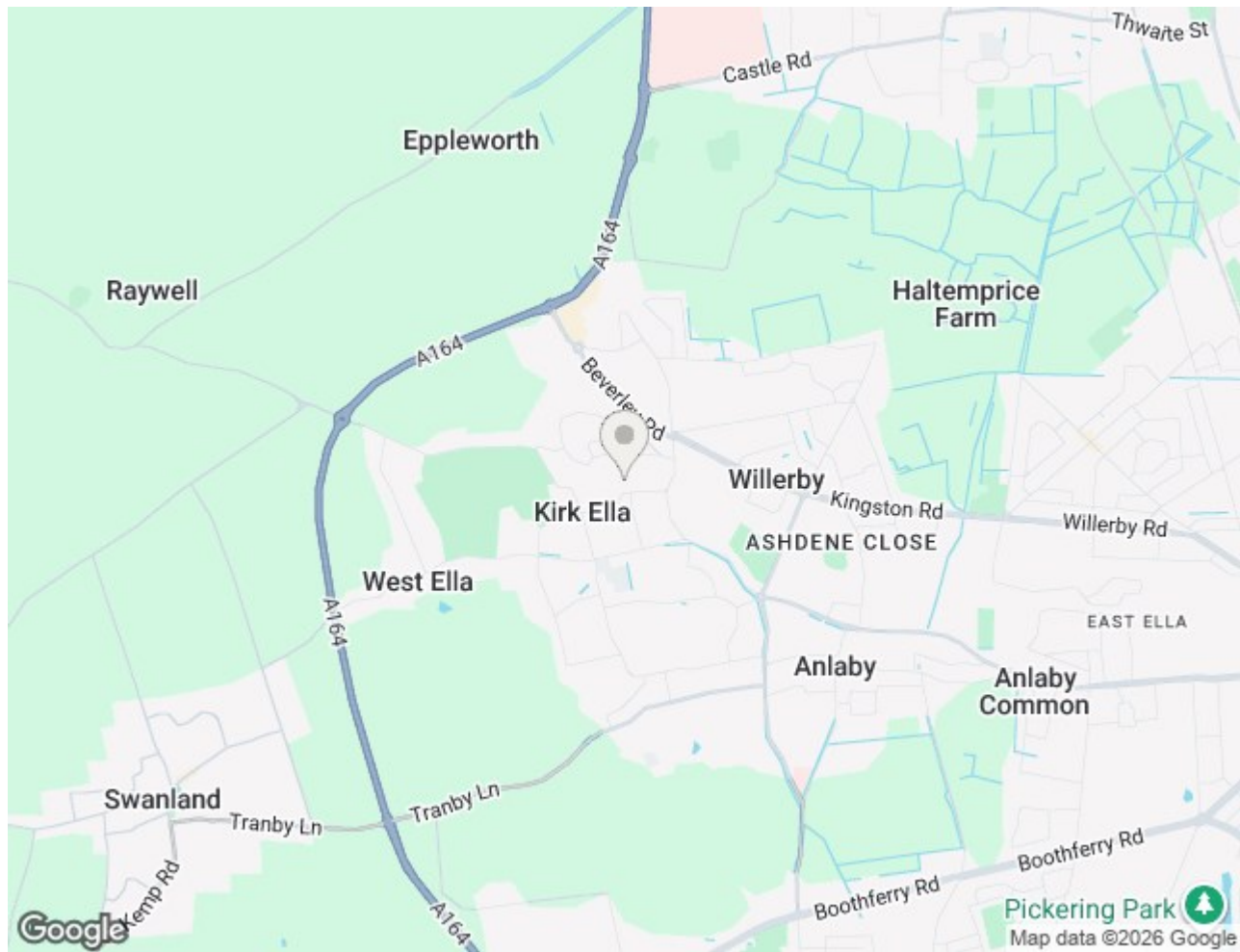
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

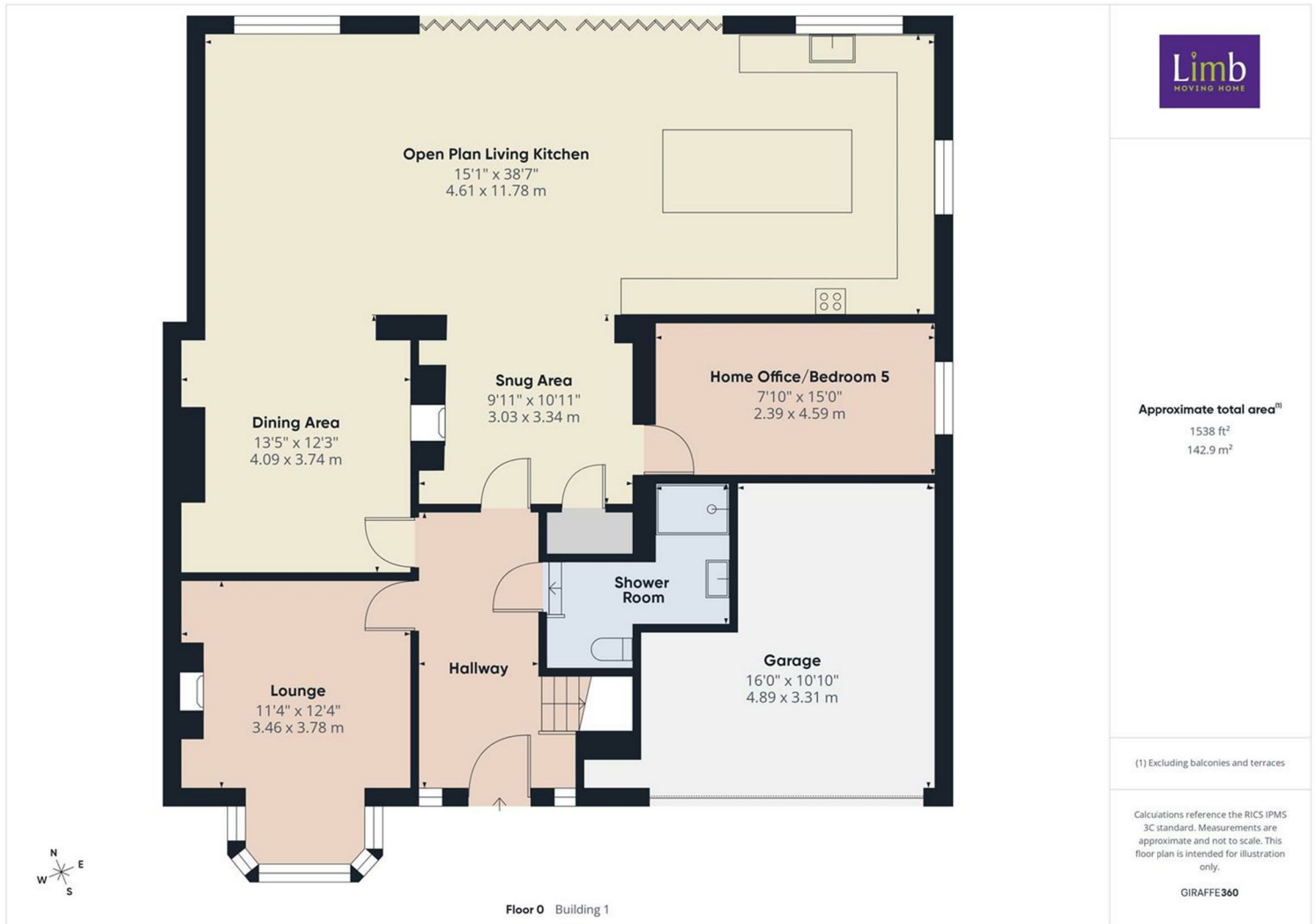
PROGRESSING AN OFFER

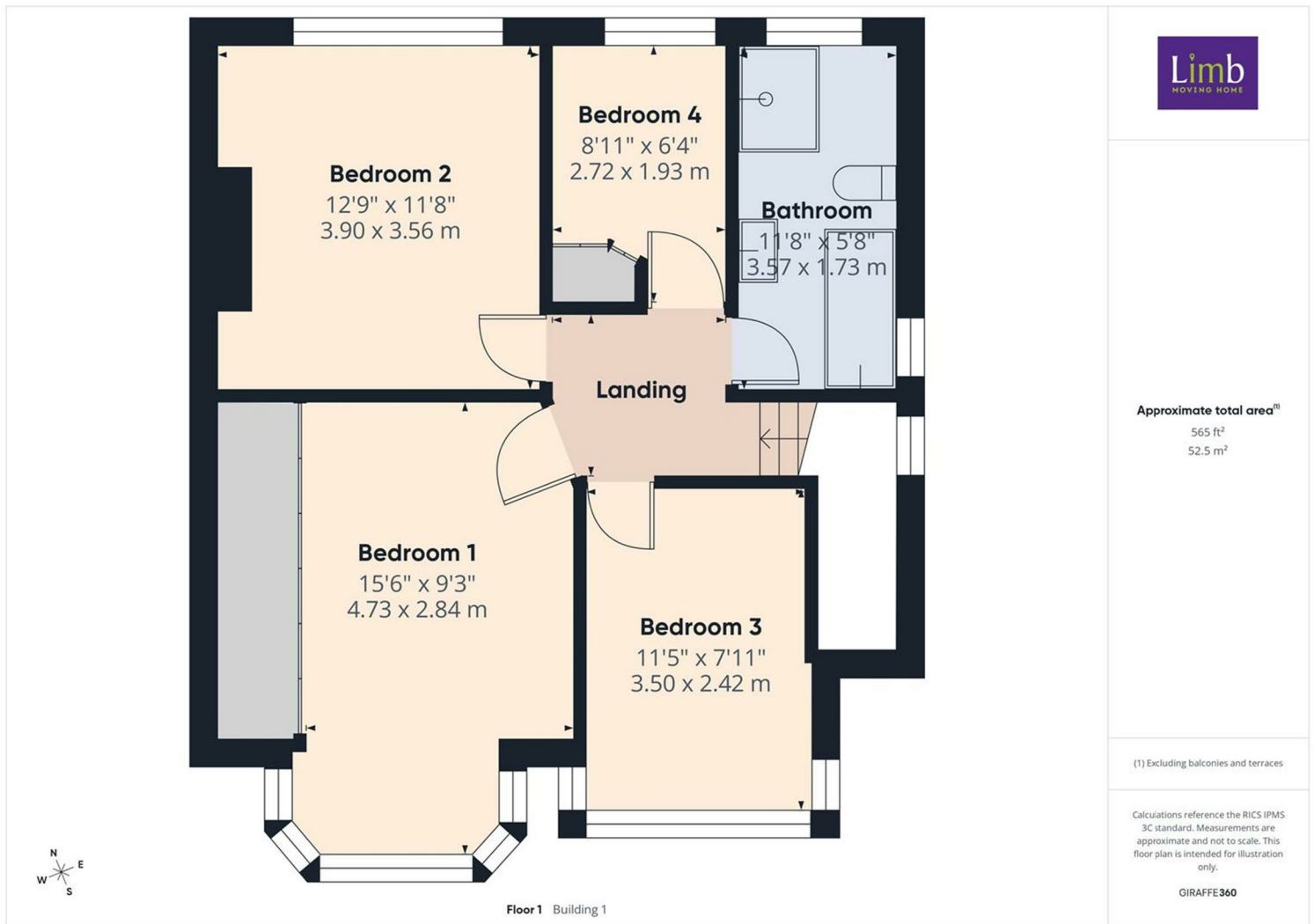
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	