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Matthew  
**Limb**  
MOVING HOME



*17 Packman Lane, Kirk Ella, East Yorkshire, HU10 7TH*

- 📍 Super Detached House
- 📍 Many Original Features
- 📍 Beautiful Gardens
- 📍 Four Double Bedrooms
- 📍 Four Reception Rooms
- 📍 Modern Dining Kitchen
- 📍 Desirable Location
- 📍 EPC = D

**£685,000**



## INTRODUCTION

This outstanding property occupies a prime position in one of the areas most desirable addresses and stands in a generous plot with surrounding gardens. The accommodation extends to around 2,600 sq feet and has retained many character features including parquet flooring, ornate ceilings and stained glass windows complemented by generously proportioned rooms. The accommodation comprises an entrance vestibule, cloaks/W.C., grand entrance hall with opening through to the oak panelled dining area, sitting room with fitted bookshelves and units, lounge with generous corner bay, a conservatory, day room, modern dining kitchen with appliances plus a utility room. The staircase leads up to a galleried landing which provides access to the four bedrooms and bathroom plus separate WC. The property was originally five bedrooms and a fifth bedroom could be reinstated subject to the appropriate regulations.



The lovingly tended gardens extend to the side and rear incorporating lawns, paved terrace and a wildlife pond. A sweeping gravelled driveway leads up to the property and the garage with gated doors.

## LOCATION

Packman Lane is one of the area's prime locations. The immediate villages of Kirk Ella, Willerby and Anlaby lie to the western side of Hull and offer an excellent range of shops, recreational facilities and amenities. Kirk Ella has a well reputed junior/primary school with secondary schooling at nearby Wolfreton School. A number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. 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 to the A63 leading to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes distance at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE VESTIBULE

With tiled floor.

### CLOAKS/W.C.

With low flush W.C., wash hand basin, window to side elevation.

### ENTRANCE HALL

11'7" x 8'11" approx (3.53m x 2.72m approx)

With parquet flooring, cast iron radiator, picture rail. Opening through to the dining area.



### DINING AREA

10'11" x 8'10" approx (3.33m x 2.69m approx)

With oak panelling, parquet flooring, corner fireplace with open fire, leaded window with secondary glazing.



### SITTING ROOM

14'7" x 11'10" approx (4.45m x 3.61m approx)

Ornate fire surround with marble hearth and open fire, parquet flooring, fitted furniture, leaded bay window with secondary glazing.





## LOUNGE

17'5" x 11'10" approx (5.31m x 3.61m approx)

This lovely room features a superb oak fire surround with log burning stove, ornate ceiling and corner bay window.



## LOUNGE - ALTERNATIVE VIEW



## CONSERVATORY

13'8" x 7'11" approx (4.17m x 2.41m approx)

With doors opening to the garden.





### *DAY ROOM*

14'5" x 9'11" approx (4.39m x 3.02m approx)

Exposed brick fireplace with built in units and gas fire. Windows and doors to the garden enjoying a westerly aspect.



### *DINING KITCHEN*

22'5" x 11'1" approx (6.83m x 3.38m approx)

Having a range of modern base and wall units with woodblock worktops and upstands plus tiled splashbacks, Belfast style sink with granite drainer, integrated appliances including a Rangemaster cooker with built in extractor above, microwave, fridge and there is plumbing for a dishwasher. Tiling to the floor, inset spot lights and understairs cupboard. Leaded window with secondary glazing to front elevation. Leaded window with secondary glazing and external access door to the rear.



### *DINING KITCHEN - ALTERNATIVE VIEW*





### *DINING KITCHEN - ALTERNATIVE VIEW*



### *KITCHEN AREA*



### *UTILITY ROOM*

With base and wall units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer. Leaded window to rear elevation and internal access door to garage.



### *FIRST FLOOR*



### *GALLERIED LANDING*

Light and airy space with decorative balustrade and leaded window.



### *BEDROOM 1*

17'4" x 11'11" approx (5.28m x 3.63m approx)

With fitted wardrobes and lovely bay window to corner with secondary glazing.



### *BEDROOM 2*

14'7" x 11'10" approx (4.45m x 3.61m approx)

Leaded windows to front and side elevations with secondary glazing.





### *BEDROOM 3*

12'10" x 10'11" approx (3.91m x 3.33m approx)

Leaded window to front elevation with secondary glazing.



### *BEDROOM 4/STUDY*

Current used as a home office, this split space offers versatility and could be converted to two separate rooms subject to the relevant approvals.

Measuring 10'0"x9'9" approx with leaded window to rear elevation. There is a large storage area off which was previously an en-suite so could be converted back.

Measuring 11'9"x8'11" (narrowing to 6'1") approx with leaded window to front elevation and useful storage cupboard.



### *BEDROOM 4/STUDY - ALTERNATIVE VIEW*





## BATHROOM

11'9" x 9'11" approx (3.35m x 2.74m x 3.02m approx)

With contemporary suite comprising an oval bath, walk-in shower and vanity unit with wash hand basin and wall mounted cabinets. Tiled floor, windows to rear elevation with secondary glazing.



## BATHROOM - ALTERNATIVE VIEW



## W.C.

With low flush W.C. and window to rear elevation.

## OUTSIDE

The property is approached via a sweeping gravelled driveway leading up to the garage. There is a shaped lawn with a wide border and mature trees and shrubs which has been sprinkled with wildflower seeds. Raised beds with established shrubbery plus a hedged boundary to the front provides a degree of privacy.

Lawned gardens extend to the west and south elevations with a paved terrace and established borders planted with a variety of shrubbery and trees bounded by hedges. There is a wildlife pond, summerhouse and built in BBQ



## FRONT



## GARDEN





*TERRACE*



*TERRACE & SUMMERHOUSE*



*WEST ELEVATION*



## *SOUTH ELEVATION*



## *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*

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.



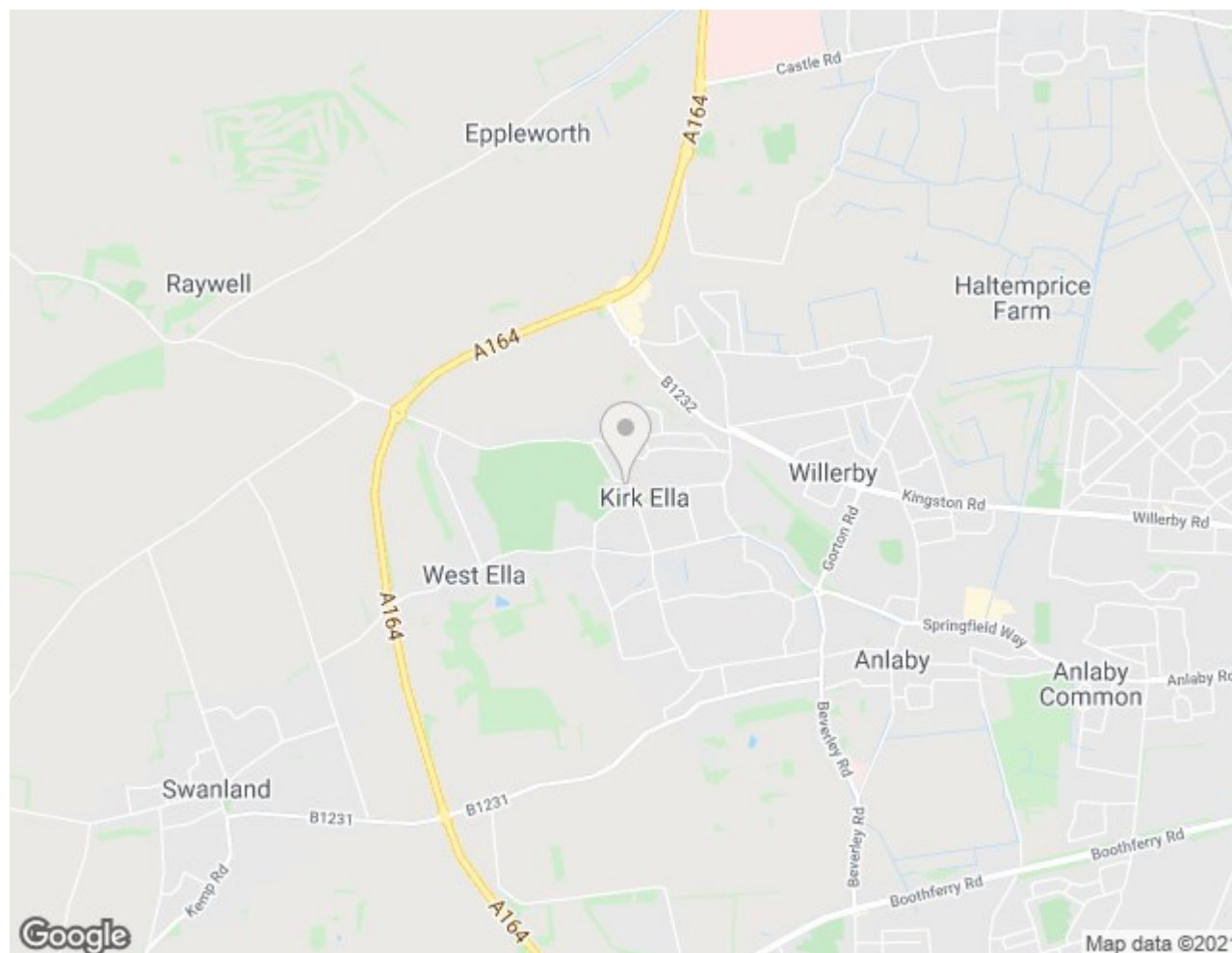
## VALUATION SERVICE

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.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....






Total area: approx. 255.6 sq. metres (2751.7 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	