

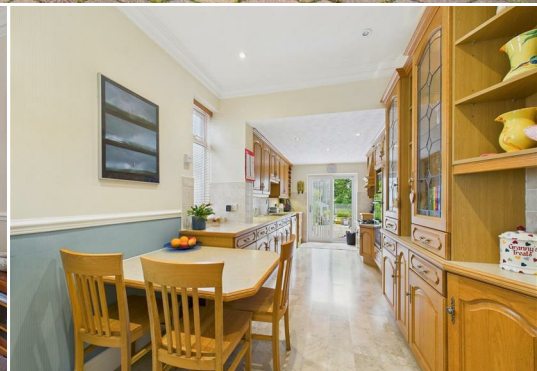
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Limb
MOVING HOME



41 School Lane, Kirk Ella, Yorkshire, HU10 7NP

- 📍 Exceptional Semi-Detached
- 📍 Ideal Family Home
- 📍 4 beds/3 baths
- 📍 Council Tax Band = D
- 📍 Fantastic Living Space
- 📍 Fabulous Rear Garden
- 📍 Ample Parking & Garage
- 📍 Freehold / EPC = D

£435,000

INTRODUCTION

Discover this stunning, extended bay-fronted semi-detached home in a highly sought-after location. Impeccably presented, this property offers incredible family living with a full loft conversion featuring a bedroom and en-suite. You'll find three more double bedrooms, a second en-suite, and a modern family bathroom.

Downstairs features a spacious hallway, cloaks/W.C., lounge with log burner, sitting/dining room, conservatory, and a breakfast kitchen – a perfect opportunity to personalize.

Outside, a block-paved driveway provides ample parking and leads to a detached garage with power. The large rear garden is a true highlight, boasting a patio, lawns, a summerhouse, and a dedicated vegetable patch with a greenhouse and shed. This is your chance to own a truly exceptional family home.

LOCATAION

School Lane is situated in the picturesque centre of Kirk Ella, one of the areas most desirable locations situated to the western side of Hull. The village itself affords a number of amenities and a highly regarded junior school is located nearby. The surrounding area has an excellent range of shops, supermarkets, amenities and recreation facilities. There is a nearby bus service and good communication links to the Humber Bridge, A63/M62 motorway network or the nearby towns of Cottingham and Beverley.

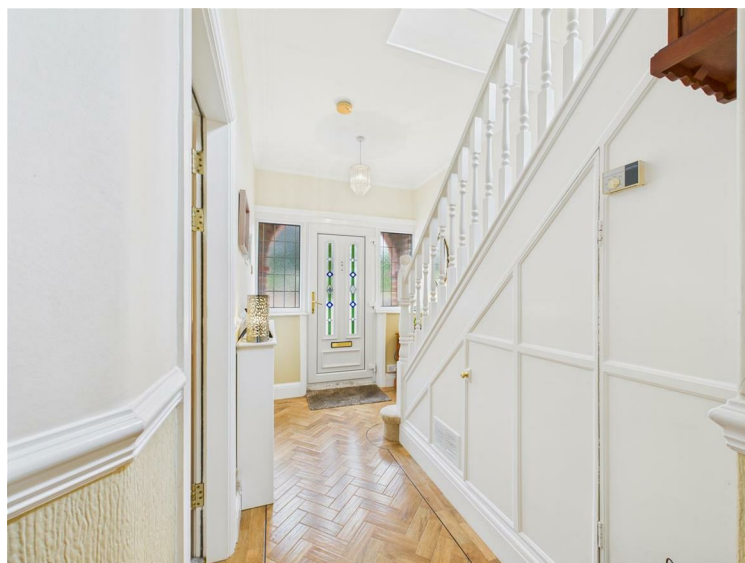
ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with Karndean flooring and staircase leading up to the first floor with storage cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

LOUNGE

With log burning stove and bay window to the front elevation.



DINING/SITTING ROOM

With feature fire surround housing an electric fire. Double doors lead through to the conservatory.



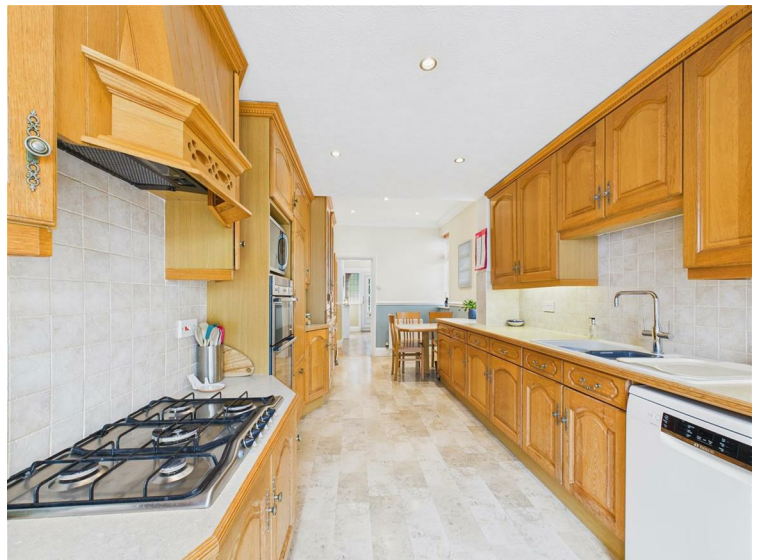
CONSERVATORY

With tiled floor and double doors leading out to the rear patio.



BREAKFAST KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap and waste disposal. Integrated appliances include a double oven, five ring gas hob with filter hood above and a large fridge. There is plumbing for a washing machine and dishwasher. Sliding patio door lead out to the rear garden.



FIRST FLOOR

LANDING

With staircase leading up to the second floor.

BEDROOM 1

With an extensive range of fitted furniture including wardrobes, drawers and window seat with drawers within the bay window to the front elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to the front elevation.



BEDROOM 2

With fitted wardrobes to one wall. The wardrobes also houses the cylinder and gas fired central heating boiler.



BEDROOM 3

With fitted wardrobes with mirrored sliding doors. Window to rear.



BATHROOM

With modern suite comprising a bath with electric shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, windows to side elevation.



SECOND FLOOR

LANDING

BEDROOM 4

With built in wardrobe and window to the rear elevation. Access to eaves storage.



EN-SUITE SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C.. Tiling to walls and floor, inset spot lights and Velux window to rear.



OUTSIDE

A block-paved driveway provides ample off-street parking and leads to a single detached garage with power and light. The generous rear garden is a particular highlight, featuring a patio directly adjoining the property perfect for outdoor entertaining. Steps lead down to a lush lawn framed by attractive, established planted borders. A further patio offers an additional seating area, complete with a charming summerhouse boasting power and light. Beyond this, you'll find a second lawned area and a dedicated vegetable patch, complete with a greenhouse and shed, catering to all your gardening desires.



PATIO & SUMMERHOUSE



REAR VIEW OF PROPERTY



VEGETABLE PATCH



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

AGENTS NOTE

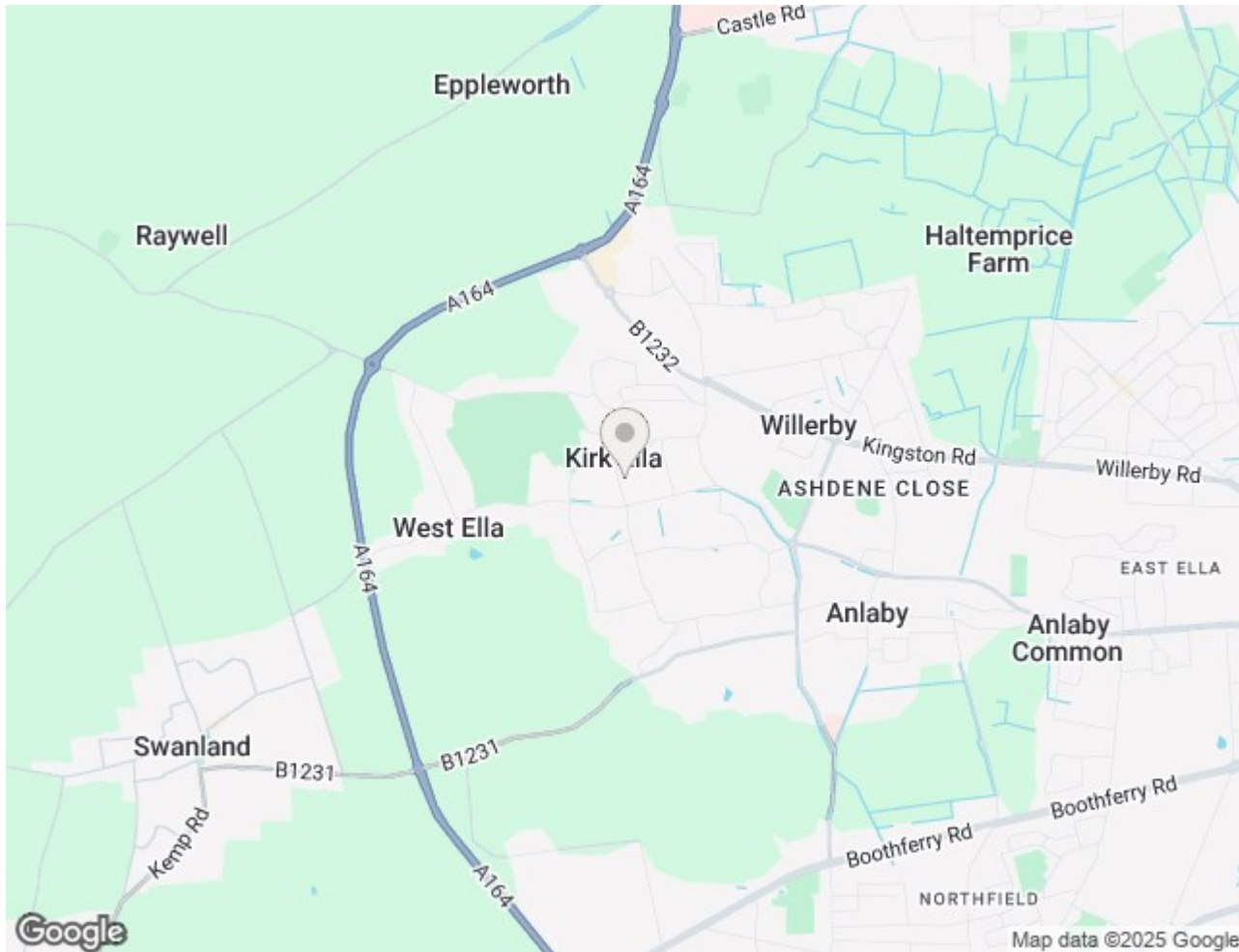
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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	