



44 Grundale, Kirk Ella, East Yorkshire, HU10 7LD

Dormer Style House

Four Generous Bedrooms

Stylish Dining Kitchen

Council Tax Band = E

Spacious Lounge With Stove

Attractive Rear Garden

Drive & Double Garage

Freehold / EPC = D

£340,000

INTRODUCTION

This well-proportioned semi-detached dormer house offers an excellent modern living space, complete with a double garage. The ground floor provides a spacious entrance hall, cloaks/W.C., a substantial lounge with a multi-fuel stove, and a sleek dining kitchen with an adjacent utility room. On the first floor, you'll find four generous bedrooms, the primary bedroom featuring a corner shower, plus a family bathroom. Outside, the front offers a gravelled and paved driveway for ample off-street parking, leading to the double garage with an automated door. The rear garden is neatly maintained, featuring a patio, a lawn, and an additional attractive patio with a pergola, complemented by raised planters and fencing/hedging to the perimeter.

LOCATION

The property is situated along Grundale, which runs through Valley Drive and Kerry Pit Way in Kirk Ella one of the areas most desirable locations to the western side of Hull. The surrounding area affords a good range of shops, supermarkets, amenities, recreation facilities and schooling including nearby St. Andrews primary school and Wolfreton secondary school. Convenient access is available to the Humber Bridge, the A63/M62 motorway network or the nearby towns of Cottingham and the historic market town of Beverley.

ACCOMMODATION

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

Residential entrance door to:

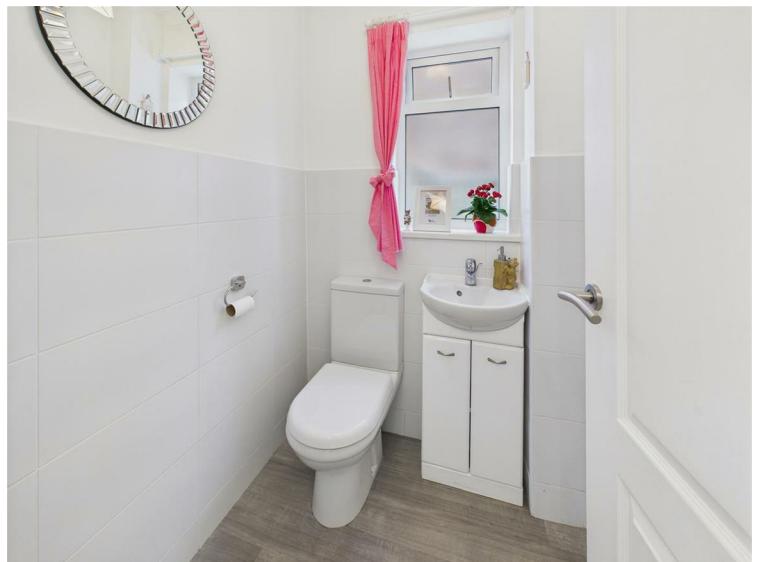
ENTRANCE HALLWAY

With staircase leading up to the first floor. Internal access door to the double garage.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.



LOUNGE

With multi-fuel stove upon a slate hearth. Windows to the front and rear elevations.



DINING KITCHEN

Having a range of stylish base and wall units with contrasting worktops incorporating a sink and drainer with mixer tap, oven, four ring gas hob with extractor above. Patio doors lead out to the rear garden from the dining area. There is an opening through to the utility room.



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for further appliances. External access door to rear.



FIRST FLOOR

LANDING

With cylinder/airing cupboard. Loft access hatch with pull down ladder to boarded loft.

BEDROOM 1

With shower to corner. Window to front.



BEDROOM 2

Window to rear.



BEDROOM 3

Window to rear.



BEDROOM 4

Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and window to side.



OUTSIDE

Outside, the front offers a gravelled and paved driveway for ample off-street parking, leading to the double garage with an automated door. The rear garden is neatly maintained, featuring a patio, a lawn, and an additional attractive patio with a pergola, complemented by raised planters and fencing/hedging to the perimeter.



REAR VIEW



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. 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

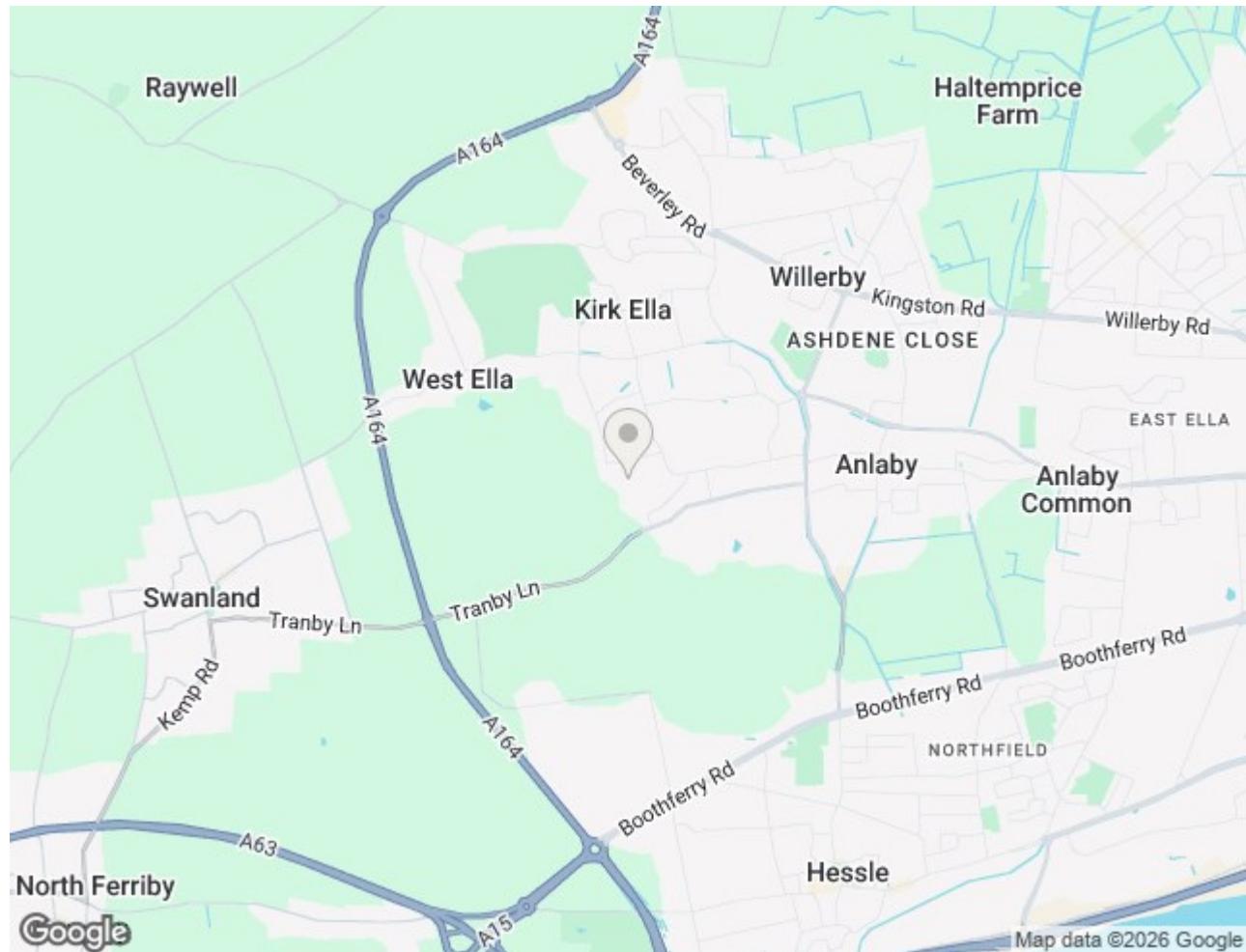
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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		
(55-68) D	62	80
(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	