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Limb
MOVING HOME



Greenroofs, Godmans Lane, Kirk Ella, East Yorkshire, HU10 7NY

- 📍 Delightful Detached Bungalow
- 📍 Prime Location
- 📍 Spacious Accommodation
- 📍 Council Tax Band = E
- 📍 3 Bedrooms
- 📍 2 Receptions
- 📍 Westerly Facing Garden
- 📍 Freehold/EPC = C

£450,000

INTRODUCTION

This delightful individual detached bungalow stands proudly on Godmans Lane, one of the regions most desirable street scenes which runs into Kirk Ella's picturesque village centre. The property provides spacious accommodation complimented by attractive gardens which enjoy a westerly facing aspect to the rear. The accommodation is depicted on the attached floorplan and briefly comprises a welcoming entrance hallway, lounge, dining room, kitchen, two double ground floor bedrooms and luxurious four piece bathroom. Upon the first floor lies a further bedrooms plus store/study room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property occupies a good sized plot with lawned garden extending to the front, block set driveway to garage and to the rear, a lovely westerly facing lawned garden with patio. Viewing is most definitely recommended!

LOCATION

Godmans Lane is one of the area's most sought after addresses and is located close to the centre of this highly desirable west Hull village. A number of facilities are situated in the picturesque village centre with the surrounding area affording a more extensive range of shops and public amenities. The well reputed junior school of St. Andrews is on Mill Lane with secondary schooling available at nearby Wolfreton school in Willerby. Good road connections lead to the city centre to the east and in a westerly direction towards the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Double door to:

ENTRANCE PORCH

Internal door to:

ENTRANCE HALL

A spacious hallway with staircase leading up to the first floor.



LOUNGE

19'0" x 14'0" approx (5.79m x 4.27m approx)

A lovely room with cantilever bay window to front elevation, further window to side. A chimney breast houses a feature tiled fireplace with "living flame" gas fire. Double doors open through to the dining room.



DINING ROOM

10'0" x 9'8" approx (3.05m x 2.95m approx)

Overlooking the rear garden with double doors opening out to the patio.



KITCHEN

13'4" x 9'8" approx (4.06m x 2.95m approx)

Having a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer with mixer tap, integrated double oven, four ring hob with filter above, fridge, plumbing for a dishwasher, tiling to the floor, window overlooking the lovely rear garden and external access door out. To the corner lies a useful and deep storage cupboard.



BEDROOM 1

13'0" x 12'1" approx (3.96m x 3.68m approx)

Upto fitted wardrobes to one wall. Cantilever bay window to front elevation.



BEDROOM 2

10'0" x 12'0" approx (3.05m x 3.66m approx)

Fitted wardrobes, window to side elevation, vanity wash hand basin.



BATHROOM

10'3" x 8'4" approx (3.12m x 2.54m approx)

A luxurious bathroom with suite comprising corner bath, corner shower cubicle, low level W.C. and wash hand basin.



FIRST FLOOR

LANDING

BEDROOM 3

14'4" x 9'0" approx (4.37m x 2.74m approx)

With window to front elevation. Shower cubicle to corner. Door opens to the store room/study.



STORE ROOM/STUDY

8'0" x 7'3" approx (2.44m x 2.21m approx)

Velux style window.

OUTSIDE

The property has an expansive lawned garden to the front, adjacent to which, a block set driveway provides good parking and leads onwards to the garage. A particular features of the property is its sunny westerly facing garden combining lawn and paved patio plus summerhouse.



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

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

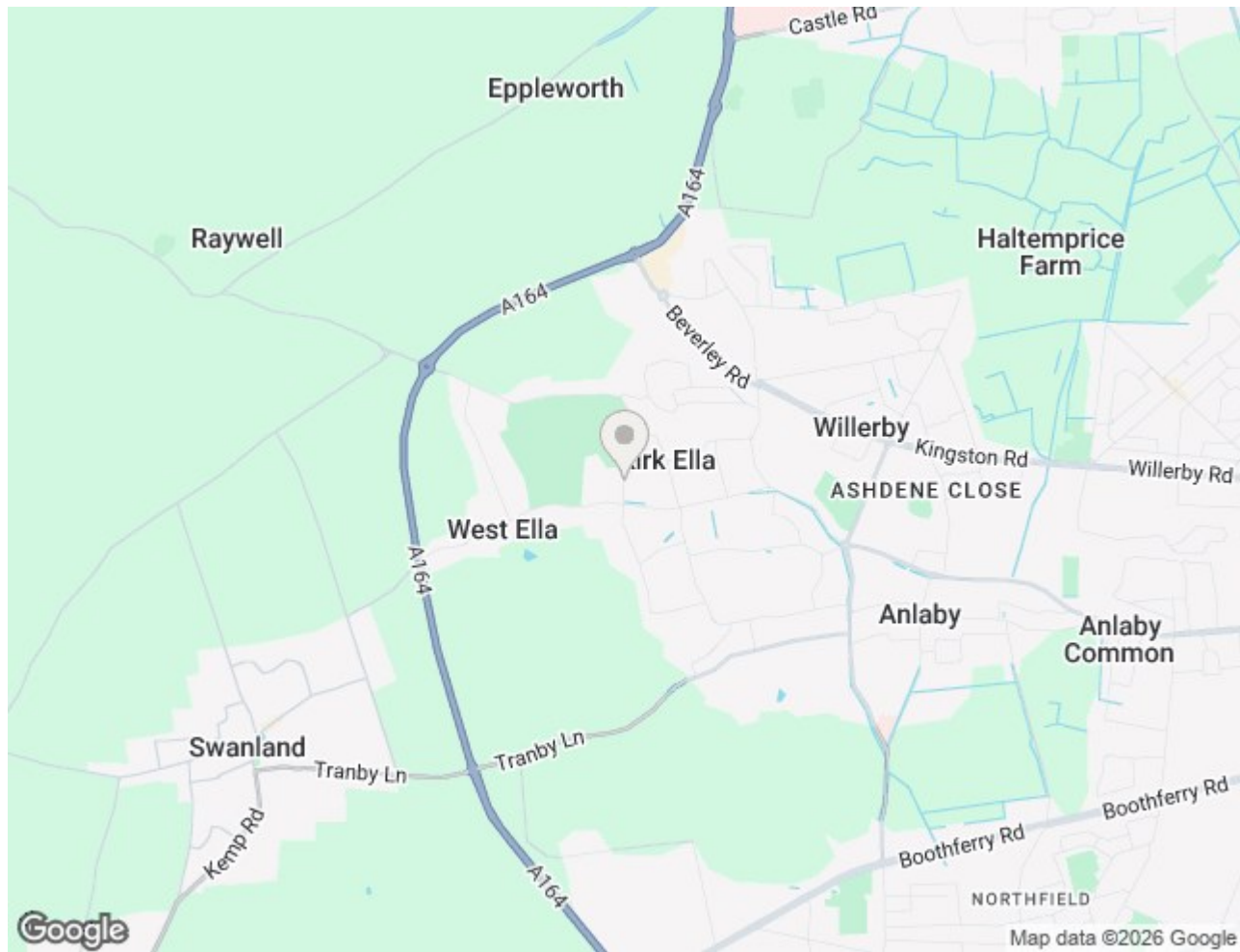
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

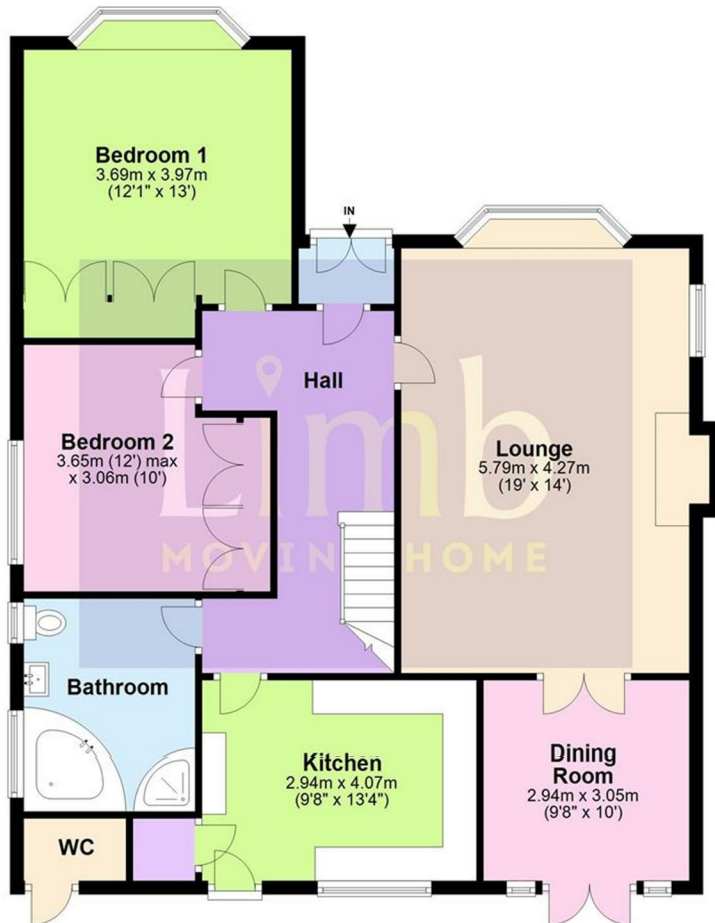
VALUATION SERVICE

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.



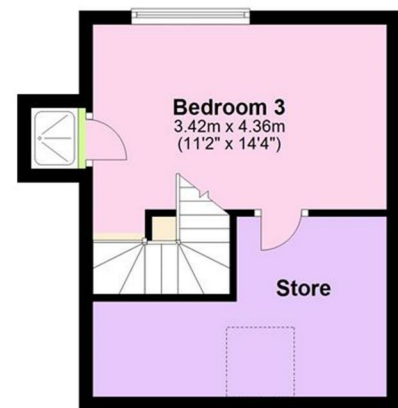
Ground Floor

Approx. 104.3 sq. metres (1122.2 sq. feet)



First Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)
Greenroofs

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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