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Matthew
Limb
MOVING HOME



39 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QH

- 📍 Unique Semi Detached
- 📍 4 Beds/2 Recepts
- 📍 Loft Conversion
- 📍 No Chain involved
- 📍 Beautiful Rear Garden
- 📍 Driveway and Garage
- 📍 Highly Desirable Location
- 📍 EPC = D

£310,000

INTRODUCTION

This truly unique semi detached house stands on the western side of the highly desirable Elms Drive and enjoys a beautiful garden to the rear bounded by a feature brick wall. The extremely spacious accommodation is ideal for family living and includes two separate reception rooms, the lounge of which provides a stunning view across the garden. The kitchen has a range of fitted units and appliances. At first floor lies the shower room plus four bedrooms, two of which are interconnecting and the main bedroom has a shower cubicle and a W.C situated off. A fixed staircase from the landing leads upto the loft conversion which has a wardrobe and pull out bed. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Good parking is available to the front and a side drive leads onwards to the garage. The rear garden is a particular feature enjoying a westerly aspect and incorporating an extensive paved patio area with lawn beyond. A historic brick wall runs to the rear boundary and gives a stunning backdrop.

LOCATION

Elms Drive is located between Church Lane and West Ella Road in Kirk Ella. Situated to the west of Hull, Kirk Ella is one of the region's most sought after areas. A number of local shops, including a Post Office, are situated in the village centre and within the surrounding area which offers a much more extensive range of shops and general amenities. The well reputed St. Andrews Junior School is on Mill Lane with Wolfreton Secondary School also situated nearby. Public schooling is available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead into the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

An entrance hallway with stairs leading to the first floor off.

LOUNGE

20'0" x 12'10" approx (6.10m x 3.91m approx)

Having two bay windows overlooking the rear gardens, one with a central door opening out to the paved terrace. There is a further window to the side elevation. The chimney breast houses a feature marble fire surround with living flame gas fire.



SITTING ROOM

12'0" x 11'10" approx (3.66m x 3.61m approx)
Plus bay window to the front elevation. Under stairs recess area, fitted cupboards.



BREAKFAST KITCHEN

13'6" x 10'2" max approx (4.11m x 3.10m max approx)
With window overlooking the front that kitchen has a range of fitted units, work surfaces, integrated oven, microwave, four ring gas hob, extractor hood above and plumbing for an automatic washing machine and tiling to the floor.



FIRST FLOOR

LANDING

With further stairs leading up to the loft conversion.

BEDROOM 1

13'8" x 7'3" approx (4.17m x 2.21m approx)

With fitted wardrobes and storage cupboards. Shower cubicle to one corner, vanity wash hand basin and a sliding door to:



W.C

With low level W.C.

BEDROOM 2

13'4" x 11'0" approx (4.06m x 3.35m approx)

With fitted wardrobes and storage cupboards. Fitted drawers to bay window which overlooks the rear garden. An interconnecting door opens to:



BEDROOM 3

13'7" x 8'0" approx (4.14m x 2.44m approx)
With bay window overlooking the rear garden having fitted drawers.
There are also fitted wardrobes.



BEDROOM 4

10'0" x 8'5" approx (3.05m x 2.57m approx)
With bay window to side elevation.



SHOWER ROOM

With suite comprising shower cubicle, concealed flush W.C, wash hand basin in fitted furniture, tiling to the walls.



SECOND FLOOR

LOFT CONVERSION

11'0" x 9'9" approx (3.35m x 2.97m approx)
With fitted wardrobe and "pull down" bed, window to rear. Access to eaves storage area.



OUTSIDE

Good parking is available to the front and a side drive leads onwards to the garage. The rear garden is a particular feature enjoying a westerly aspect and incorporating an extensive paved patio area with lawn beyond. A historic brick wall runs to the rear boundary and gives a stunning backdrop.



REAR VIEW OF THE PROPERTY



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

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.

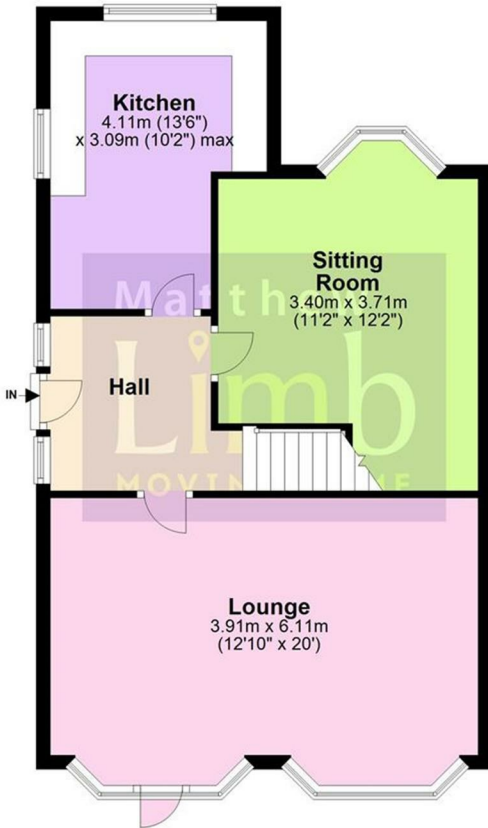
VALUATION SERVICE

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. 57.8 sq. metres (622.3 sq. feet)



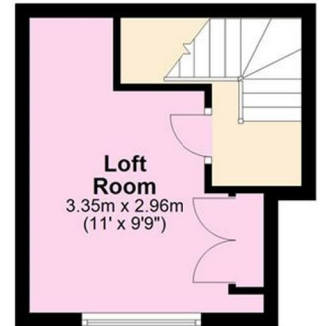
First Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



Second Floor

Approx. 15.4 sq. metres (165.6 sq. feet)



Total area: approx. 131.1 sq. metres (1411.1 sq. feet)

