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Matthew
Limb
MOVING HOME



70 Annandale Road, Kirk Ella, East Yorkshire, HU10 7UP

- 📍 Superb Detached House
- 📍 Stylish & Contemporary
- 📍 Three Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Stunning Kitchen
- 📍 Three Reception Rooms
- 📍 Large Rear Garden
- 📍 EPC = D

£320,000

INTRODUCTION

This superb detached home has been remodelled and modernised by the current owners creating a stunning family home. The well proportioned accommodation is stylish and contemporary complemented by a superb garden with summerhouse. The accommodation has the benefit of gas central heating and uPVC double glazing and comprises an entrance hall, cloaks/W.C., lounge with bio-fuel fire, dining room/study and a stunning dining kitchen with contemporary high gloss units and built in appliances plus a utility room. The rear of the garage has also been converted to create a further reception room with door leading out to the rear garden. To the first floor are three double bedrooms with en-suite shower room to bedroom one and a bathroom with shower facility.

To the front of the property is a lawned garden with low brick wall boundary. A gate to the side gives access to the rear garden. A driveway provides excellent off street parking and there is a store with up and over door. The large rear garden enjoys a decked area directly adjoining the rear of the property with lawn and planted borders beyond. There is a summerhouse with power and lights plus a further decked area.



LOCATION

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs to the first floor off.



CLOAKS/W.C.

With suite comprising a low flush W.C. and vanity unit with wash hand basin.



LOUNGE

15'4" x 12'3" approx (4.67m x 3.73m approx)
Lovely space with bio-fuel fire and large window to front elevation.



LOUNGE - ALTERNATIVE VIEW



DINING ROOM / STUDY

9'11" x 9'0" approx (3.02m x 2.74m approx)
Window to side elevation.

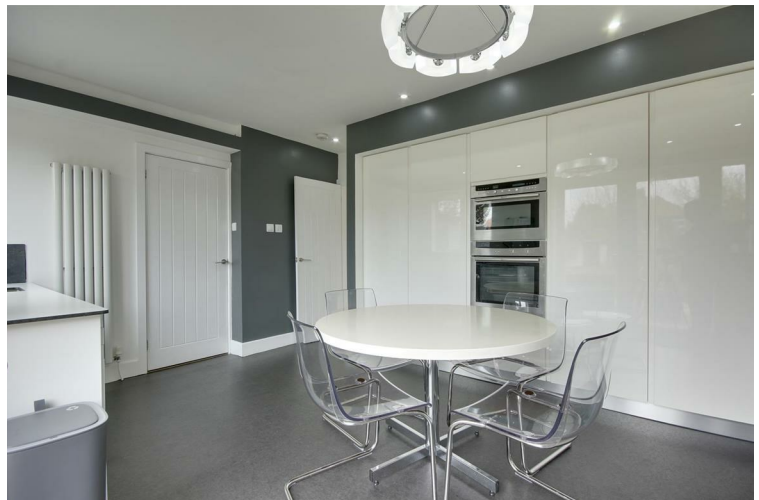


DINING KITCHEN

16'0" x 11'11" approx (4.88m x 3.63m approx)
Having a range of hi-gloss contemporary base and wall units with complementing worksurfaces, two inset sink units, integrated appliances including a NEFF oven and microwave, Zanussi induction hob, dishwasher, larder fridge and freezer. Feature radiator and ample space for table and chairs. Recessed downlighters, window and double doors to rear patio.



DINING KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

With plumbing for automatic washing machine. Wall mounted gas central heating boiler.

SITTING ROOM

10'6" x 8'9" approx (3.20m x 2.67m approx)

This was originally the rear part of the garage. There is a window and door to the rear garden.



SITTING ROOM - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

With windows to side elevation.

BEDROOM 1

13'4" x 12'3"(max) approx (4.06m x 3.73m(max) approx)
Window to front elevation.

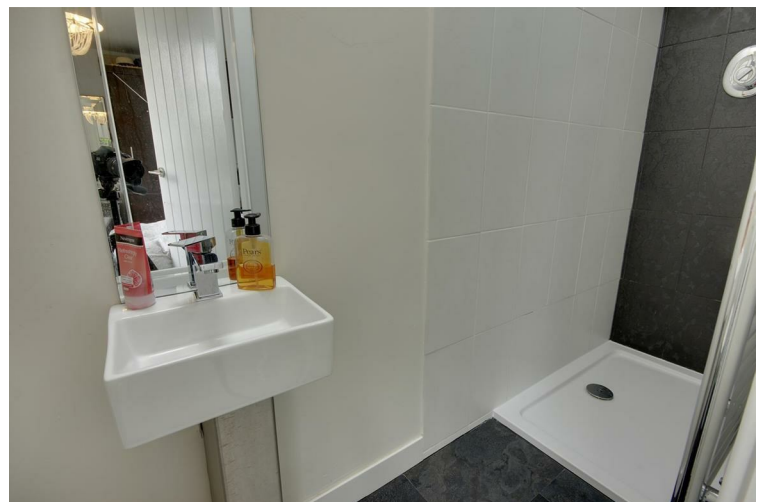


BEDROOM 1 - ALTERNATIVE VIEW



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower with rain head shower, wash hand basin, low flush W.C. and heated towel rail.



BEDROOM 2

12'0" x 8'10" approx (3.66m x 2.69m approx)
Window to side elevation.



BEDROOM 3

11'7" x 8'10" approx (3.53m x 2.69m approx)
Window to side elevation.



BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin, low flush W.C., heated towel rail, part tiling to walls, window to rear elevation.



OUTSIDE

To the front of the property is a lawned garden with low brick wall boundary. A gate to the side gives access to the rear garden. A driveway provides excellent off street parking and there is a store with up and over door. The large rear garden enjoys a decked area directly adjoining the rear of the property with lawn and planted borders beyond. There is a summerhouse with power and lights plus a further decked area.



GARDEN



REAR VIEW OF PROPERTY



SUMMERHOUSE



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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 71.4 sq. metres (768.4 sq. feet)




First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	