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Matthew  
**Limb**  
MOVING HOME



*9 The Lunds, Kirk Ella, East Yorkshire, HU10 7JJ*

- 📍 Detached Bungalow
- 📍 Desirable Location
- 📍 Well Presented Accom.
- 📍 Three Bedrooms
- 📍 Lounge + Dining Area
- 📍 Westerly Facing Garden
- 📍 Viewing Recommended
- 📍 EPC = D

**£310,000**



## INTRODUCTION

This lovely detached bungalow stands in a very popular street scene, well placed for the surrounding areas range of shops and amenities. The property is offered with no chain involved therefore an early completion is possible. The accommodation is primarily arranged over the ground floor plus a staircase leads up to the third bedroom upon the first floor which is complemented by an en-suite cloaks/W.C. Overall the accommodation briefly comprises an entrance porch, hallway, lounge, dining area, kitchen, conservatory, two double bedrooms, and a contemporary shower room. Upon the first floor is the good sized third bedroom with cloaks/W.C to one corner. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Attractive gardens extend to both front and rear elevations and a driveway leads up to the single integral garage.



## LOCATION

The Lunds is a much sought after residential area situated just off Mill Lane. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, schools and amenities including the newly refurbished Haltemprice Sports & Community Centre. The property is conveniently placed for access to Hull city centre, The Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With internal door to:

### ENTRANCE HALLWAY

With stairs leading to first floor off and cupboard beneath. There is an internal hallway with useful cupboards.



### *LOUNGE*

15'6" x 13'2" approx (4.72m x 4.01m approx)

With windows to both front and side elevations and the chimney breast houses a living flame gas fire. A wide opening leads through to the:



### *DINING AREA*

10'10" x 8'10" approx (3.30m x 2.69m approx)

Window to side elevation.



### *KITCHEN*

12'0" x 7'5" approx (3.66m x 2.26m approx)

Extending to 10'10" approx.

Having a range of fitted base and wall mounted units and a sink with double drainer. Plumbing for an automatic washing machine. Window to side elevation and a door to:





### CONSERVATORY

9'7" x 8'0" approx (2.92m x 2.44m approx)  
Overlooking the rear garden and with door leading out.



### BEDROOM 1

12'0" x 11'1" approx (3.66m x 3.38m approx)  
With fitted wardrobes and window to rear elevation.



### BEDROOM 2

11'2" x 10'7" approx (3.40m x 3.23m approx)  
Window to side elevation.



### *SHOWER ROOM*

With suite comprising low level W.C, wash hand basin and large shower enclosure, tiled surround and tiled flooring, heated towel rail and underfloor heating.



### *FIRST FLOOR*

#### *BEDROOM 3*

23'3" x 13'2" approx (7.09m x 4.01m approx)

A sizeable room with much potential. There are windows to side and rear elevations, access to eaves storage areas and to one corner lies a W.C.



#### *CLOAKS/W.C*

With low level W.C and wash hand basin.

## *OUTSIDE*

The property stands in well tended gardens which extend to the front and rear. A side drive leads up to the integral garage. The rear garden enjoys a westerly aspect and has a lawn with well stocked borders and a greenhouse.



## *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*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



**Ground Floor**

Approx. 108.8 sq. metres (1171.1 sq. feet)



**First Floor**

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 135.8 sq. metres (1461.3 sq. feet)



