



**Laxton Garth, Kirk Ella, Hull, HU10 7NN**

**FINE & COUNTRY**



## TAKE A LOOK AT THE PHOTOGRAPHS AND FLOORPLAN TO APPRECIATE THIS FANTASTIC FAMILY HOUSE STANDING ON A BEAUTIFUL SOUTH FACING PRIVATE PLOT



Offered in stylish smart move-into condition, having been the subject of recent investment, providing a home of great quality in this extremely popular location. Providing generous four bedroom accommodation featuring a large open plan dining/living/kitchen open plan to the conservatory with a south facing aspect over the garden, separate spacious lounge and large utility room, master bedroom suite with a superb en-suite and walk-in wardrobe, bedroom 2/studio suite with sitting area, two further bedrooms and family bathroom. This property comes highly recommended and provides a quality of life at this sensible price.

**Location:**

The exclusive village of Kirkella lies approximately seven miles to the south of the Historic town of Beverley, Good local shopping and sporting facilities are to be found in the centre of Kirkella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

**Accommodation:**

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

**Entrance Porch:**

To ...

**Entrance Hall:**

With staircase off and Karndean flooring.

**Cloakroom/WC:**

With wash hand basin.





### **Lounge:**

With bay window and feature inset contemporary style logburner. Double doors to the ...

### **Open Plan Dining/Living/Kitchen:**

The dining area is open plan to the conservatory. The kitchen area has a comprehensive range of floor and wall cabinets with complementing quartz granite worktops plus peninsular unit with solid oak worktop, single drainer sink unit, range oven and plumbing for dishwasher.

### **Conservatory:**

Enjoying a south facing aspect over the garden with double French doors and Karndean flooring.

### **Utility Room:**

Being far larger than average, ideal for a family or pets etc. Includes a range of fitted cabinets, inset Belfast sink, plumbing for automatic washing machine and internal access to the garage.



### **First Floor**

### **Landing**



**Master Bedroom:**

With large walk-in wardrobe

**En-suite Bathroom:**

With Velux skylight windows, large walk-in shower, encased bath, cantilevered wash hand basin and low level w.c. with complementing limestone tiling and underfloor heating.

**Bedroom 2/Studio Suite****Bedroom Area:**

With fitted wardrobe.

**Study/Sitting Area****Bedroom 3****Bedroom 4:**

With fitted wardrobe.

**Family Bathroom:**

Features a three piece suite with full complementing tiling comprising P-shaped shower bath, pedestal wash hand basin and low level w.c. plus heated towel rail and underfloor heating.

**Outside:**

The property stands particularly well and the grounds have been landscaped and well maintained. To the front of the property a private driveway provides good off-street parking leading to an integral brick garage. There is pedestrian side access to the rear of the property. The rear garden is a particular feature being south facing, extremely private and beautifully landscaped. Includes a spacious patio/outdoor entertaining area beyond which the gardens are lawned with a multitude of ornamental shrubs and plants.

**Services:**

Mains gas, water, electricity and drainage are connected to the property.

**Central Heating:**

The property has the benefit of a gas fired central heating system to panelled radiators.

**Double Glazing:**

The property has the benefit of UPVC double glazed windows.

**Council Tax:**

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*



**Fixtures & Fittings:**

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer:**

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Viewings:**

Strictly by appointment with the sole agents.

**Mortgages:**

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

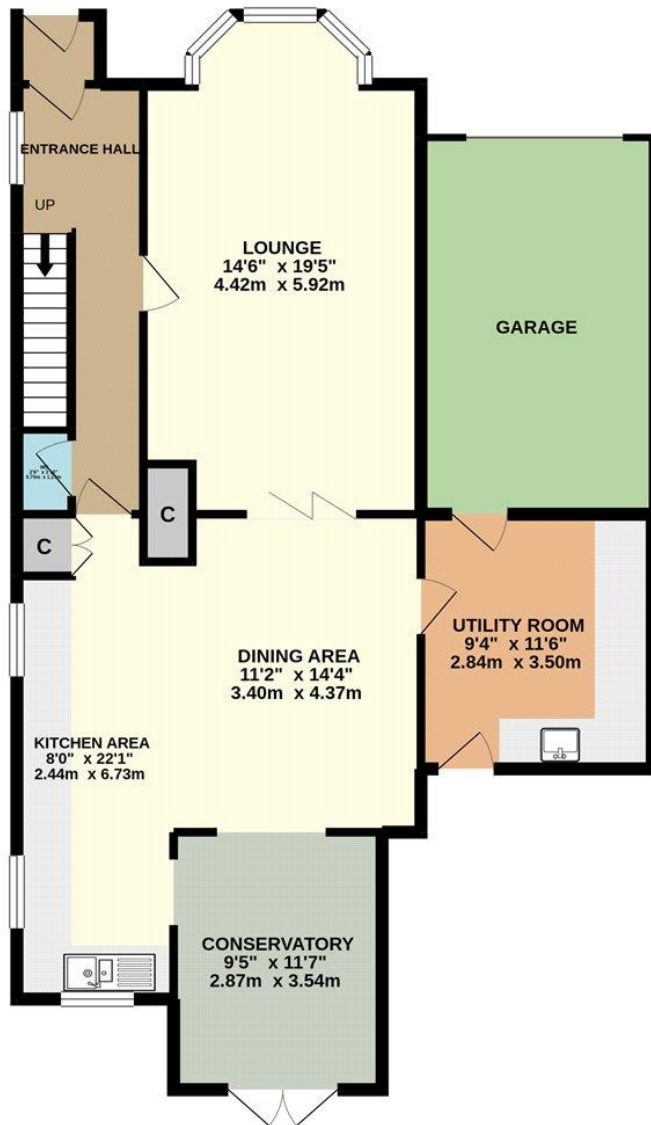
**Valuation/Market Appraisal:**

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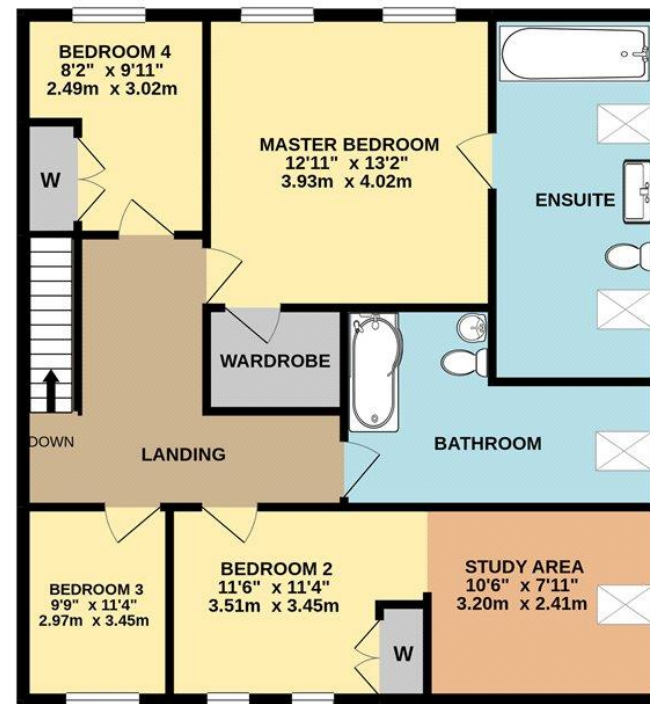




GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



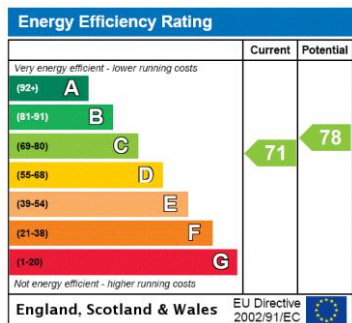
1ST FLOOR  
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

