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Matthew
Limb
MOVING HOME



2 Glenfield Drive, Kirk Ella, East Yorkshire, HU10 7UL

- 📍 Extended Semi-Detached
- 📍 Immaculately Presented
- 📍 Four Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Driveway & Garage
- 📍 Enclosed Rear Garden
- 📍 Popular Location
- 📍 EPC= D

£269,950

INTRODUCTION

Situated within this popular residential area is this immaculately presented four bedroomed semi-detached house which is offered for sale with no onward chain. The extended accommodation has the benefit of gas central heating and uPVC double glazing and comprises an entrance porch, entrance hall, lounge with bay window, lovely open plan living kitchen with dining area and lobby which provides access to the front and rear. At first floor level are four good sized bedrooms with fitted furniture, shower room and en-suite bathroom.

Externally to the front is a block paved driveway providing excellent off street parking leading to the single integral garage. A gate provides access to the side and the lobby. The well tended rear garden is fully enclosed with a lawn, patio areas and established borders. There is also a shed to one corner.

LOCATION

The property is situated on Glenfield Drive close to its junction with Fairfield Avenue in this popular residential area within Kirk Ella. Situated to the West of Hull, Kirkella is one of the region's most sought after areas. A number of local shops are situated in the village centre with the surrounding area offering a more extensive range of shops and public amenities. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead to 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 PORCH

With residential entrance door to:

ENTRANCE HALL

Stairs to the first floor off.



LOUNGE

11'5" x 10'1" (plus bay) approx (3.48m x 3.07m (plus bay) approx)
Having a feature fire surround with tiled hearth and backplate housing an electric fire. Bay window to front elevation.



LIVING KITCHEN



KITCHEN AREA

16'6" x 8'8" approx (5.03m x 2.64m approx)
Having a range of contemporary shaker style base and wall units with complementing worksurfaces, one and a half sink and drainer, tiled splashbacks, integrated appliances including an oven, four ring gas hob with extractor hood over, dishwasher and fridge freezer. There is a useful pantry cupboard and a breakfast bar. Feature flooring, windows to rear elevation and door to side lobby.



DINING AREA

11'10" x 9'11" approx (3.61m x 3.02m approx)



SITTING AREA

10'1" x 6'2" approx (3.07m x 1.88m approx)
With double doors to the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

15'3" x 8'3" approx (4.65m x 2.51m approx)
With a range of fitted wardrobes, overhead storage, dressing table and drawers. Window to front elevation.



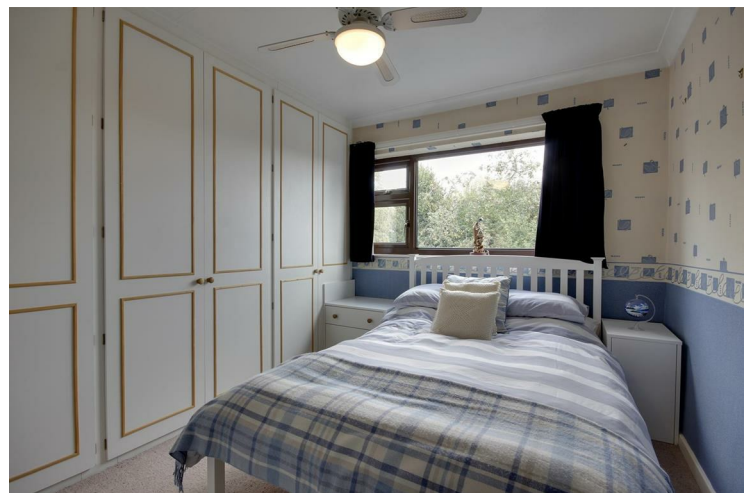
EN-SUITE BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C.. Tiling to walls, heated towel rail, inset spot lights and window to rear elevation.



BEDROOM 2

10'9" x 10'1" approx (3.28m x 3.07m approx)
With fitted wardrobes to one wall. Window to rear elevation.



BEDROOM 3

11'5" x 9'5" approx (3.48m x 2.87m approx)
With fitted cupboards, overhead storage and window to front elevation.



BEDROOM 4

8'2" x 7'6" approx (2.49m x 2.29m approx)
Having a range of fitted furniture including a cabin bed, cupboards and overhead storage. Window to front elevation.



SHOWER ROOM

With modern suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and window to rear elevation.



OUTSIDE

To the front is a block paved driveway providing excellent off street parking leading to the single integral garage. A gate provides access to the side and lobby. The well tended rear garden is fully enclosed with a lawn, patio areas, established borders and a fenced boundary. There is also a shed to one corner.



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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor



First Floor



