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Matthew
Limb
MOVING HOME



1 Pine Meadows, Kirk Ella, East Yorkshire, HU10 7NS

- 📍 Substantial Detached
- 📍 Flexible Accom.
- 📍 5 Beds/3 Baths
- 📍 Great Living Space

- 📍 Double Garage
- 📍 Stunning Grounds
- 📍 Prime Location
- 📍 EPC = D

£550,000

INTRODUCTION

Standing in the centre of this highly desirable west Hull village is this extremely impressive and individual detached property. With its twin entrance, stunning westerly facing gardens, double garage and an extensive range of flexible accommodation, this fine home is strongly recommended by the selling agent. The property is ideal for a family and the flexible layout can be utilised in many ways including having a separate annex. Overall there are five bedrooms, two of which are located on the first floor accessed from a superb family/leisure room. Excellent living space includes a large lounge with stone fireplace, dining room and modern breakfast kitchen. There is an en-suite bathroom to the master bedroom and the accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

Outside the property occupies a corner style site and gardens extend to front, sides and rear which itself is a particular features having been lovingly landscaped over the years, combining shaped lawns with well stocked borders.



LOCATION

The property occupies a prominent position at the corner of Pine Meadows and School Lane in the centre of this sought after village. Kirk Ella is one of the area's prettiest most desirable villages situated to the western side of Hull with its historic church and many homes of distinction. The surrounding area affords a good range of shops, supermarkets, amenities and recreational facilities. There is a bus service along School Lane and good communication links to the Humber Bridge, the A63/M62 motorway network or the nearby towns of Cottingham and the historic market town of Beverley.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

HALLWAY

A spacious hallway with cloaks cupboard situated off.

W.C

With low level WC and wash hand basin.

LOUNGE

17'1" x 22'3" approx (5.21m x 6.78m approx)

Measurements into deep bay window to the rear providing views across the garden. There is an external access door to the patio and a further window to the side. An impressive stone fireplace houses a "living flame" gas fire.



ALTERNATIVE VIEW



DINING ROOM

17'1" x 10'0" approx (5.21m x 3.05m approx)

With window to side elevation.



KITCHEN

16'10" x 10'9" approx (5.13m x 3.28m approx)

Having an extensive range of fitted base and wall mounted units with work surfaces, breakfast bar area, sink and drainer and integrated double oven, four ring hob with hood above, dishwasher and plumbing for automatic washing machine. Karndean flooring, recessed down lighters to ceiling and windows to front and side elevations.



BEDROOM 1

13'0" x 13'0" approx (3.96m x 3.96m approx)

Measurements plus recess housing fitted dressing table. There is an extensive range of fitted wardrobes and storage cupboards and window to the rear elevation.



EN-SUITE BATHROOM

With suite comprising corner style bath, low level WC, wash hand basin, tiled surround.



BEDROOM 2

13'2" x 13'0" approx (4.01m x 3.96m approx)

Measurements plus recess housing fitted dressing table. There are fitted wardrobes and drawers and window to the rear elevation.



BEDROOM 3

13'2" x 9'2" approx (4.01m x 2.79m approx)

With a range of fitted wardrobes, storage cupboards, dressing table and drawers. Window to front elevation.



BATHROOM

With suite comprising bath, corner shower cubicle, low level WC and twin wash hand basins in fitted cabinet. Tiled surround, two heated towel rails, Karndean flooring and recessed down lighters to ceiling.



FAMILY/LEISURE ROOM

26'0" x 18'4" approx (7.92m x 5.59m approx)

A superb room with window to front and double doors to the rear. There is a feature fire surround housing a "living flame" gas fire and a further two windows to the side elevation. A staircase leads up to the first floor and has a storage cupboard beneath.



ALTERNATIVE VIEW



FIRST FLOOR

LANDING

Window to rear elevation.

BEDROOM 4

12'0" x 11'5" approx (3.66m x 3.48m approx)

With decorative beams to ceiling. Window to rear elevation.



BEDROOM 5

11'8" x 9'3" approx (3.56m x 2.82m approx)

Decorative beams to ceiling. Window to front elevation.



SHOWER ROOM

With suite comprising shower cubicle, low level WC and wash hand basin.



OUTSIDE

The property occupies a prominent corner site with driveway access to both School Lane and Pine Meadows. The driveway is tarmac, provides excellent parking and leads up to the detached double garage which has an electric up and over door. To the front there is a lawned garden with mature borders which provide screening from the road. An attractive beech hedge surrounds the property and a further lawned garden extends to one side elevation.

The beautiful rear westerly facing garden has been lovingly landscaped over the years and directly to the rear of the property lies a paved patio with surrounding path. The shaped lawn has mature inset beds and borders full of shrubbery.



ALTERNATIVE VIEW

REAR VIEW OF 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 F. 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)





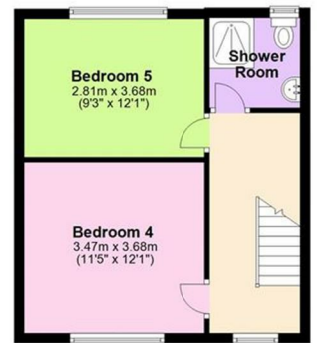
Ground Floor

Approx. 197.5 sq. metres (2125.4 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 233.3 sq. metres (2511.4 sq. feet)

