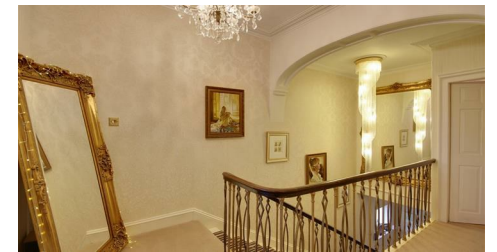




4 Church Lane, Kirk Ella, HU10 7TG

£475,000





A SIMPLY BEAUTIFUL Grade II Listed early GEORGIAN RESIDENCE standing in the centre of this sought after village. Elegant accom. of over 2,200 SQ FEET with an abundance of PERIOD FEATURES. Attractive SOUTH FACING WALLED REAR GARDEN. Garage. You must view this one!

INTRODUCTION

This simply beautiful Grade II Listed early Georgian residence is bursting with character and many fabulous original features. Believed to be one of the oldest properties in Kirk Ella this truly distinctive home stands in the centre of this highly desirable village which is situated some 7 miles to the west of Hull and 7 miles to the south of the historic market town of Beverley. With its elegant proportions and enviable charm the accommodation extends to over 2,200 sq feet complemented by an attractive south facing walled garden. There is also a driveway and a good sized garage. The delightful accommodation comprises a grand entrance hall with original wide yet shallow rise staircase with wrought iron and mahogany balustrade leading to the galleried landing above. There are two stunning reception rooms, modern kitchen with granite work surfaces and a useful utility and rear lobby/garden room. At first floor the stunning landing provides access to three bedrooms and a bathroom. The master bedroom has the benefit of a stylish modern travertine tiled en-suite. Upon the second floor lies a further large bedroom complemented by a bathroom.

If you are looking for something with real character and integrity then you will be hard pressed to find a more desirable home, early viewing is strongly recommended.

LOCATION

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

The entrance is a particular feature having a six panelled door with fan light above having radial glazing, set in a Doric porchway.

ENTRANCE HALL

This grand entrance hallway measures approximately 22 feet in length and has a stunning wide staircase with shallow rise stairs, original wrought iron balustrade and mahogany handrail leading up to the galleried landing above. Original cornice to ceiling, understairs storage cupboard, oak flooring and access to:

W.C

With low level W.C, wash hand basin set in a marble top with cupboard below, tiling to the floor, heated towel rail.

DRAWING ROOM

17'3" x 16'0" approx (5.26m x 4.88m approx) With two sash windows to the front elevation complete with shutters and providing views to the front of the church. Period cornicing and ceiling rose. The focal point of the room is a grand fire surround with cast fireplace housing an open fire upon a tiled hearth.

SITTING ROOM

18'4" x 15'8" approx (5.59m x 4.78m approx)

A lovely room with views across the rear garden through a window and double doors with a radial fan light above. The focal point of the room is a feature fire surround with beautiful grate housing a living flame gas fire. There are arched alcoves with inset fitted cupboards.

KITCHEN

11'0" x 10'0" approx (3.35m x 3.05m approx)

Having a selection of fitted units with granite work surfaces. There is a range cooker with extractor hood above, integrated fridge and freezer plus dishwasher. Inset ceramic sink with instant hot water tap, travertine tiling to the floor. Window with seat overlooking the rear garden.

SIDE ENTRANCE

Providing access to the driveway and an internal door to the garage.

UTILITY ROOM

6'7" x 6'2" approx (2.01m x 1.88m approx)

With sink and drainer unit, plumbing for an automatic washing machine and space for further appliances.

REAR LOBBY/GARDEN ROOM

10'2" x 8'3" approx (3.10m x 2.51m approx)

Tiled floor. This room overlooks the garden and a door leads out to the terrace. A degree of refurbishment is required and indeed this space affords great potential to construct an orangery or similar, subject to the appropriate consents.

FIRST FLOOR

SUMMARY OF ACCOMMODATION

- Beautiful Period Property
- Wealth of Character
- Grade II Listed
- 4 Beds/3 Baths
- Central Village Location
- Walled South Facing Garden
- Original Georgian Features
- Drive & Garage



GALLERIED LANDING

A simply stunning landing with hanging chandelier.

BEDROOM 1

15'10" x 15'9" approx (4.83m x 4.80m approx)

Up to fitted wardrobes, to either side of the chimney breast which houses a period fire surround with cast fireplace. Two sash windows to the front elevation.

EN-SUITE SHOWER ROOM

With travertine tiling to walls and floor, this stylish en-suite comprises a low level W.C, bidet, wash hand basin and large walk-in shower with glass screen, heated towel rail.

BEDROOM 2

10'6" x 14'10" approx (3.20m x 4.52m approx)

The room has two windows to the south and fitted wardrobes, there is also a large walk-in wardrobe situated off.

BEDROOM 3

9'7" x 7'3" approx (2.92m x 2.21m approx)

Extending to 11'7". With window to front elevation, coving and ceiling rose.

BATHROOM

With suite comprising low level W.C, pedestal wash hand basin, bath with mixer tap/shower attachment plus shower above the bath having a glazed spray screen. Partly tiled walls and tiled floor, heated towel rail.

SECOND FLOOR

Accessed via a staircase situated just off the landing leading to:

BEDROOM 4

20'0" x 13'6" approx (6.10m x 4.11m approx)

With a little work this room could be a fabulous space and currently has a window to the rear, chimney breast with cast fireplace and a large storage cupboard to one corner.

BATHROOM

13'6" x 7'10" approx (4.11m x 2.39m approx)

A spacious room with suite comprising low level W.C, bidet, wash hand basin and panelled bath. Corner cupboard housing gas fired central heating boiler.

OUTSIDE

A driveway provides off street parking and leads to an attached brick garage. The walled rear garden is a particular feature enjoying a southerly aspect and having being thoughtfully landscaped for ease of maintenance and enjoyment. The garden is predominantly York stone paved complemented by a variety of shrubs.

GARAGE

16'7" x 13'3" approx (5.05m x 4.04m approx)

With automated up and over entrance door, power and light supply installed.

CENTRAL HEATING

The property has the benefit of gas fired central heating via a modern boiler situated in a cupboard to the upper bathroom.

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%

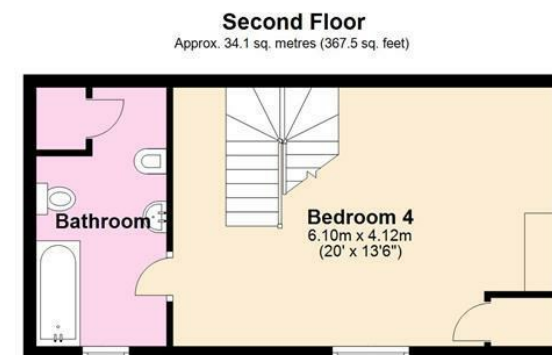
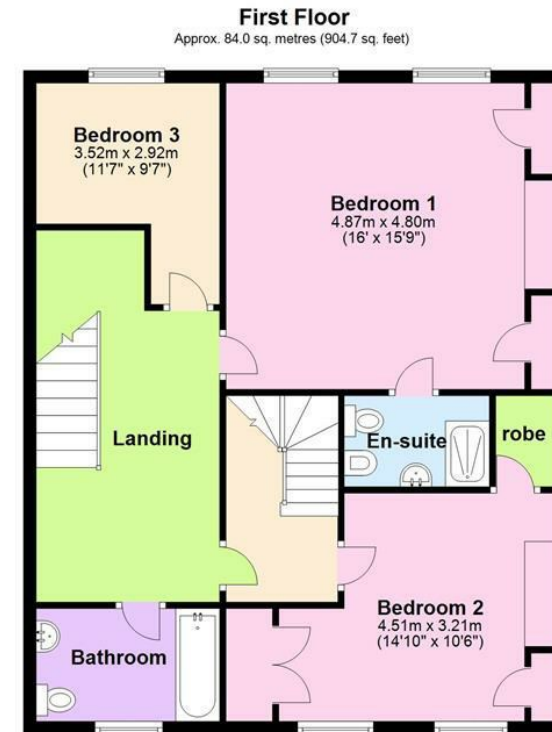
Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)





Total area: approx. 240.0 sq. metres (2583.5 sq. feet)



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Photographs

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matthewlimb.co.uk

Matthew
Limb
MOVING HOME

**VIEWING STRICTLY
BY APPOINTMENT**

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