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Matthew
Limb
MOVING HOME



2 The Glen, Kirk Ella, East Yorkshire, HU10 7TN

- 📍 Superb Semi-Detached Bungalow
- 📍 Good Sized Rooms
- 📍 Large Lounge
- 📍 Breakfast Kitchen
- 📍 2 Bedrooms
- 📍 Gardens and Garage
- 📍 Desirable Location
- 📍 EPC = D

£265,000

INTRODUCTION

This stunning semi-detached bungalow stands in the highly desirable location of The Glen, just off Riplingham Road and close to Hull Golf Club. The surrounding area is very well regarded with easy access to a variety of shops and amenities available. The well presented accommodation is of generous proportions and briefly comprises a superb lounge with deep rounded bay window, breakfast kitchen, 2 double bedrooms, bathroom and separate W.C. There is central heating and double glazing installed. Gardens extend to the front and rear which itself enjoys a southerly aspect and a side drive leads to a garage.

LOCATION

The property stands in the highly desirable street scene of The Glen which is accessed from Riplingham Road. Situated to the west of Hull, Kirk Ella is one of the regions 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. Well reputed schooling for all ages lies nearby. Good road connections lead to the city centre to the east and in a westly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

With internal door to:

ENTRANCE HALL

A central hallway providing access to all rooms.



LOUNGE

13'6" x 20'4" approx (4.11m x 6.20m approx)
Into rounded deep bay window to the front elevation.

A particular feature of the room is the deep rounded window to the front elevation. There is a feature fire surround with marble hearth and back plate housing a living flame gas fire and recessed apex windows to the side.



BREAKFAST KITCHEN

17'10" x 9'1" approx (5.44m x 2.77m approx)
Having a range of fitted base and wall mounted units with roll top work surfaces, sink and drainer, cooker slot, under counter sink, plumbing for automatic washing machine. Windows to side and rear. External access door.



BEDROOM 1

13'0" x 13'0" approx (3.96m x 3.96m approx)
Fitted wardrobes and drawers. Window to front elevation.



BEDROOM 2

13'0" x 11'0" approx (3.96m x 3.35m approx)
Patio doors to the rear. Boiler cupboard to corner.



BATHROOM

With suite comprising bath, separate shower cubicle, wash hand basin.
Tiling to the walls.



W.C

With low level W.C and wash hand basin.

OUTSIDE

A lawned garden extends to the front and a side drive provides good parking leading onwards to the single garage. The rear garden enjoys a southerly aspect and has a lawn complemented by a patio area.



ALTERNATIVE VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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 LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

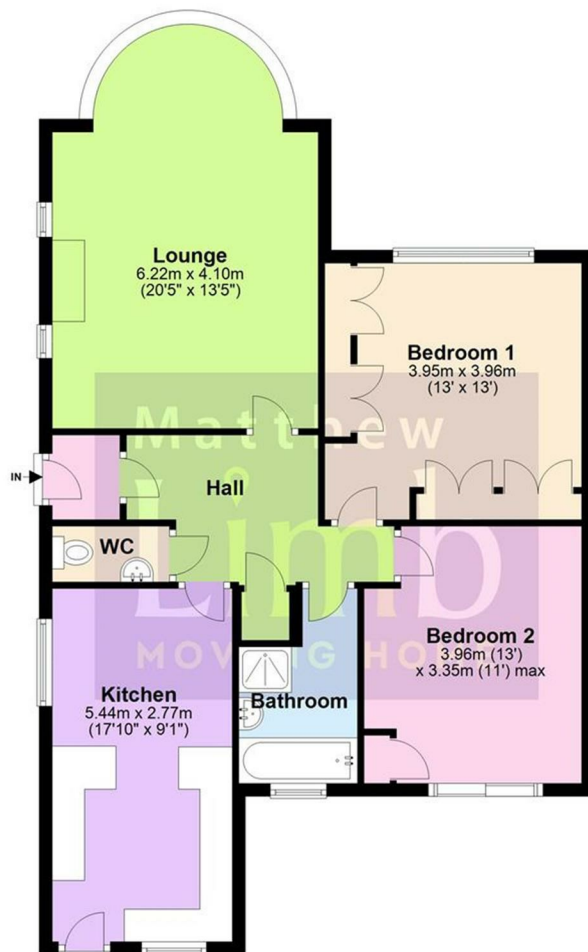
TIMEDAY/DATE

SELLERS NAME(S)




Ground Floor

Approx. 84.0 sq. metres (904.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	