



*4 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QJ*

- 📍 Superb Semi Detached
- 📍 Open Plan Living Kitchen
- 📍 Retains Character
- 📍 3 Bedrooms
- 📍 Staircase to Loft Area
- 📍 Outdoor Entertaining Space
- 📍 Sought After Street Scene
- 📍 EPC = D

**£359,950**

## INTRODUCTION

This superb semi detached house has been significantly extended to create a fabulous open-plan living/kitchen space opening out to the rear garden which comes complete with an outdoor entertaining area and hot tub (available by separate negotiation). The property retains much of its original character yet has been thoroughly modernised to also provide for the very best of modern living. Upon entering the property there is an attractive hallway with cloaks/WC positioned beneath the stairs. A separate lounge has a deep bay window to the front elevation. The heart of the house is the open-plan living/dining/kitchen area with bi-fold doors opening out to the patio. The kitchen has an extensive range of contemporary fitted units. At first floor are three bedrooms, two with fitted furniture, and a four piece bathroom with features a spa bath. A fixed staircase from the landing leads up to the loft area. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Outside a driveway provides parking and access to the large garage. The rear garden includes an extensive patio stretching across the back of the house with lawn beyond. To one corner lies a further patio which houses a hot tub with gazebo (available by separate negotiation) over and a further matching gazebo area (available by separate negotiation) ideal as an entertaining space complete with heaters. In all, a really attractive property, of which early viewing is strongly recommended.

## LOCATION

Elms Drive is located between Church Lane and West Ella Road in Kirk Ella. Situated to the west of Hull, Kirk Ella is one of the region's most sought after areas. A number of local shops, including a Post Office, are situated in the village centre and within the surrounding area which offers a much more extensive range of shops and general amenities. The well reputed St. Andrews Junior School is on Mill Lane with Wolfreton Secondary School also situated nearby. Public schooling is available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead into the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

## ACCOMMODATION

A recessed entrance porch with central entrance door opens to:

### ENTRANCE HALL

An attractive hallway with feature stained glass glazing to the door and surrounds. A staircase leads up to the first floor.



### WC

With low level WC and wash hand basin, tiled surround and tiled floor.

### *LOUNGE*

13'6 x 14'5 approx (4.11m x 4.39m approx)  
Into deep bay window to the front elevation. The focal point of the room is a feature cast fire surround with internal brick detail housing a log burner. Moulded coving and ceiling rose.



### *OPEN PLAN LIVING*

28'6 x 11'7 approx (8.69m x 3.53m approx)  
Extended and open-plan in style this area is situated to the rear of the house and links through to the kitchen. Cleverly designed the space allows light to flood in with window, bi-fold doors opening out to the patio and a series of velux skylights. There is ample area for living and dining facilities.



### *ALTERNATIVE VIEW*



### *VIEW TO GARDEN*



### *KITCHEN AREA*

17'3 x 7'4 approx (5.26m x 2.24m approx)  
Having a stunning range of high gloss fronted base and wall mounted units complemented by granite work surfaces. There is an undercounter one and a half sink with professional mixer style tap, range cooker (available by separate negotiation), stainless steel splashback and extractor hood above, dishwasher, wine chiller and housing for an American style fridge freezer.



### *FIRST FLOOR*

#### *LANDING*

Window to side elevation. A fixed staircase leads up to the loft area.

### *BEDROOM 1*

14'10 x 10'1 approx (4.52m x 3.07m approx)  
up to fitted wardrobes. There is an extensive range of fitted furniture comprising wardrobes running to one wall and the return of drawers and dressing table. There are also storage cupboards to the bed area. Windows to front elevation.



### *BEDROOM 2*

11'7 x 9'6 approx (3.53m x 2.90m approx)  
Up to face of fitted wardrobes running to one wall, with a matching return of desk fitted beneath a stairwell. Window to rear elevation



### *BEDROOM 3*

8'4 x 6'0 approx (2.54m x 1.83m approx)  
With oriel style window to front elevation.

### *BATHROOM*

With four piece suite comprising low level WC, wash hand basin, spa bath and separate corner shower cubicle complete with multi head waterfall shower. Tiling to the walls and floor, heated towel rail.



### *SECOND FLOOR*

#### *LOFT AREA*

11'9 x 11'0 approx (3.58m x 3.35m approx)  
Decorated and with a fitted carpet, desk, cupboard and drawers. There are two Velux roof lights.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



### *OUTSIDE*

A brick and wrought iron wall extends to the front and a driveway provides good parking and access onto the extended garage. The garage is of brick and timber construction and provides excellent storage. The rear of the property is a particular feature. A paved patio stretches across the back of the house and has a lawn beyond with fencing to the boundaries. There is a further patio to the rear which houses a hot tub with gazebo (available by separate negotiation) over and additional matching covered gazebo (available by separate negotiation) ideal for entertaining complete with heaters. The property has an array of lighting and electrical points to both the front driveway and rear garden.



## 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 D. We would recommend a purchaser make their own enquiries to verify this.

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

## 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.

*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.

*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.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

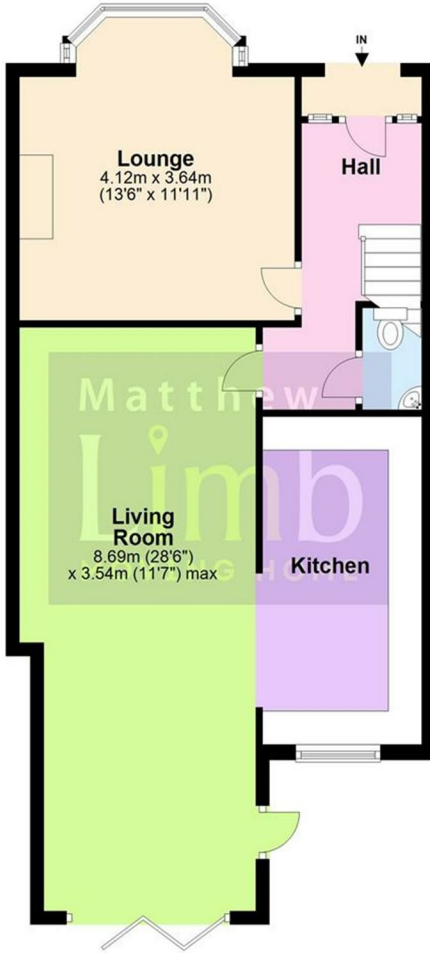
SELLERS NAME(S) .....





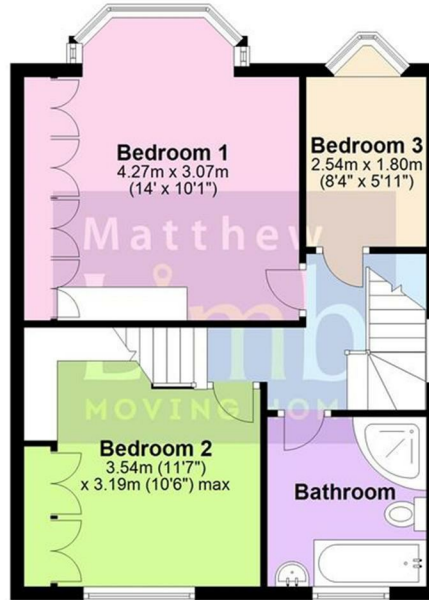
**Ground Floor**

Approx. 68.5 sq. metres (737.5 sq. feet)



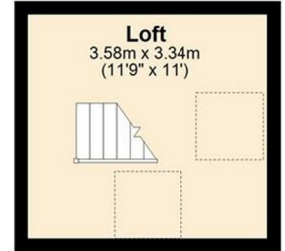
**First Floor**

Approx. 47.1 sq. metres (506.8 sq. feet)



**Second Floor**

Approx. 12.0 sq. metres (128.7 sq. feet)



Total area: approx. 127.6 sq. metres (1373.0 sq. feet)

