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QUICK&CLARKE
The Property Specialists

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29 Laxton Garth, Kirk Ella HU10 7NN

£445,000

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- A beautifully presented detached family house with no onward chain!
- In excess of 1500 square feet
- Three Receptions
- Four fitted DOUBLE Bedrooms
- Two Bathrooms and WC
- Superb modern Breakfast Kitchen
- Double Garage & Driveway
- Superb enclosed well maintained garden
- Viewing is an absolute must!
- EPC: Rating C - Council Tax Band: F

Enjoying a prime cul-de-sac location, and presented to the market with no onward chain, is this superb detached family home. With in excess of 1500 square feet of well presented, versatile accommodation of which enjoys, Entrance Hallway with WC off, Lounge, Dining Room, Modern Breakfast Kitchen with a host of built-in appliances, Study and Utility Room. To the first floor there are FOUR Double Bedrooms, all of which are fitted; the principal Bedroom with en-suite Shower Room, and House Bathroom. The gardens are beautifully tended and the driveway provides off-street parking for several vehicles and leads down to the integral double garage. Simply ready to key turn and enjoy living in what is a superb, well designed family home to which an early viewing is a must!

LOCATION

Laxton Garth is located off Annandale Road in Kirk Ella and is a prime position for those looking for great school catchment areas and Kirk Ella Colf Course which is only a stone's thorw away.

Kirk Ella is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella has two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and storage cupboard. A door leads into:

W.C.

uPVC double glazed window to the front elevation, two piece modern suite in white comprising wash hand basin set in vanity unit and low level w.c., and fitted cloaks cupboard.

LOUNGE

21'2" x 12'11" (6.45m x 3.94m)
uPVC double glazed walk-in bay window to the front elevation, granite fireplace incorporating living flame gas fire, and TV aerial point. Double doors lead into:

DINING ROOM

12'11" x 9'8" (3.94m x 2.95m)
Sliding uPVC double glazed bifold doors leading out into the rear garden. Door into:

BREAKFAST KITCHEN

16'2" x 12'9" (4.93m x 3.89m)
uPVC double glazed window to the rear elevation, an extensive range of ivory Shaker style base and wall units with work surfaces and tile splashbacks, under unit lighting and display cabinets, also with large storage drawers. Stainless steel double electric oven and microwave combination, two integrated dishwashers, (one full size and one slimline) integrated fridge , double sink unit with drainer and mixer tap, and walk-in pantry cupboard. Tiled flooring flows throughout this area. Door into lobby which provides access to:

UTILITY ROOM

uPVC door to garden and matching units to the kitchen, space and plumbing for washing machine, space for tumble dryer and gas central heating boiler. Door into integral garage.

STUDY

11'3" x 9'11" (3.43m x 3.02m)
uPVC double glazed window to the rear elevation. A versatile room that could easily be used as a play room or ground floor Bathroom.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

14'8" x 8'2" to wardrobes (4.47m x 2.49m to wardrobes)
uPVC double glazed window to the front elevation and fitted wardrobes with overhead units providing hanging and storage facilities. Door into:

EN-SUITE

uPVC double glazed window to the front elevation, modern three piece suite in white comprising independent shower cubicle, low level w.c. and pedestal wash hand basin.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)
uPVC double glazed window to the front elevation and fitted wardrobes.

BEDROOM 3

9'10" maximum x 9'5" maximum (3.00m maximum x 2.87m maximum)
An L-shaped room with uPVC double glazed window to the rear elevation and mirrored slide robes providing hanging and storage facilities.

BEDOOM 4

10' maximum x 9'11" maximum (3.05m maximum x 3.02m maximum)
An L-shaped room with uPVC double glazed window to the rear elevation and modern mirrored sliding wardrobes, providing hanging and storage facilities.

FAMILY BATHROOM

uPVC double glazed window to the rear elevation. A fully tiled room with contrasting border tiles, modern three piece suite in white comprising panelled bath with folding shower screen and shower over bath, low level w.c. and pedestal wash hand basin, extractor and towel radiator.

OUTSIDE

To the front of the property is a small open plan landscaped garden. A driveway provides off-street parking for several vehicles and leads down to the double garage measuring 17'8" x 15'7" with electric up-and-over door, power and light.

A side gate leads into the beautifully tended garden with an extensive patio area leading down to a meticulously lawned garden with an array of shrubbery and plants, all of which are well maintained. The rear garden offers a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

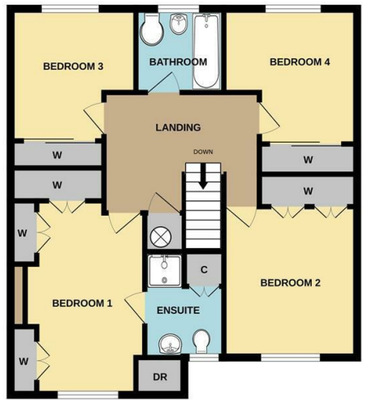
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.