



**Marshall Cottage School Lane, Kirk Ella HU10 7NT**  
**Guide Price £350,000**

- Characterful three bed roomed cottage
- Centre of village location
- Close to amenities and Wheatsheaf public house
- Three bedrooms plus further studio room
- Southerly facing garden and conservatory
- Off street parking
- Council Tax Band: D
- EPC Rating: D
- No Chain

An attractive and characterful Period cottage the likes of which are rarely available in the centre of this premium village. In a superb tucked away position and benefitting from a southerly facing garden with conservatory to the rear, the property lies close to the amenities of the village which includes a number of shops and services, popular public house, historic church and St Andrew's Primary School.

The property has three bedrooms and benefits from a further studio room which is accessed from a separate staircase and offers flexibility of use. With a modern kitchen and bathroom and an appealing mainly open plan ground floor arrangement and the property has private off street parking to the front.

#### LOCATION

The property is located in a tucked away position on the western side of School Lane in the centre of Kirk Ella village. Lying just behind the double fronted Period house called The Downsway, the property is accessed over a driveway on the northern aspect.

Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

13'11" x 3'3" (4.24m x 0.99m)  
Modern composite front door with obscured glass panels. Solid oak flooring, stairs to the studio room with cupboard under and radiator under ornamental radiator cover.

##### LOUNGE

25'6" x 10'3" (7.77m x 3.12m)  
A very well proportioned room the focal point being a wood burning stove set in exposed brick fireplace with wood mantel above and niches in alcove to one side. Two sets of French doors, one leading out onto the sun terrace and one into the southerly facing conservatory. Laminate flooring and stairs to the first floor accommodation. Open archway into the dining kitchen.

##### DINING KITCHEN

20'7" x 9'4" (6.27m x 2.84m)  
An attractive oak fronted kitchen with contrasting work surfaces. Inset stainless steel sink and drainer and ceramic tiled splashbacks. Five ring gas hob with extractor over, integrated oven, microwave, dishwasher and fridge freezer. Breakfast bar. Two windows to front elevation and space for table.

##### CONSERVATORY

10'8" x 10'5" (3.25m x 3.18m)  
Porcelain tiled floor and French doors opening onto the rear garden.

##### CLOAKROOM

5'0" x 2'5" (1.52m x 0.74m)  
With a two piece sanitary suite comprising vanity hand wash basin and close coupled w.c. Tiled walls and floor.

##### UTILITY ROOM

6'2" x 3'5" (1.88m x 1.04m)  
Space and plumbing for washing machine and tumble dryer. Window to front elevation and quarry tiled floor.

#### FIRST FLOOR

##### LANDING

With airing cupboard shelved out for storage.

##### BEDROOM 1

13'6" x 11'1" (4.11m x 3.38m)  
One wall encompassing built-in wardrobe with sliding partially mirrored fronts and window overlooking the garden.

##### BEDROOM 2

12'8" x 8'0" (3.86m x 2.44m)  
With storage cupboard over stairs and window overlooking the rear garden.

##### BEDROOM 3

7'1" x 9'1" (2.16m x 2.77m)  
Window to front elevation.

##### BATHROOM

10'0" x 5'4" (3.05m x 1.63m)  
With a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, modern shower bath with separate shower over and glass screen. Chrome heated towel rail.

##### STUDIO ROOM

An unusual room allowing for flexibility of use and currently used as a bedroom with two windows to the front elevation.

##### OUTSIDE

The property is approached over a concrete driveway over which Marshall Cottage has a right of way. The parking space is found immediately adjacent to the front door.

The rear garden is southerly facing and generously sized with a sun terrace lying immediately adjacent to the conservatory and the lounge and accessed from French doors from both those rooms. The garden is largely lawned with a fenced perimeter, lighting and an ornamental pond. Having a spacious shed for storage, there is also a gate that provides access from the rear garden onto School Lane.

##### 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

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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



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.

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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