



West Ella Road, Kirk Ella, HU10 7RN  
£499,950





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Platinum Collection

## **West Ella Road, Kirk Ella, HU10 7RN**

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FABULOUS LOCATION - This superbly presented traditional semi-detached residence is set well back from the road and benefits from generous grounds including a long south facing rear garden. The main Reception Room & Breakfast Kitchen overlook and have access to the garden area. We highly recommend an inspection of this superb family home.

The accommodation briefly comprises a central Entrance Hall with Cloakroom/WC off, 2 Reception Rooms, stylish Breakfast Kitchen, integral Garage, large Landing, 4 double sized fitted Bedrooms, modern 4 piece Bathroom.



LIFE IS HOT MEASURED  
BY THE NUMBER OF  
BREATHS WE TAKE  
—  
BUT BY THE  
NUMBER OF  
MOMENTS  
THAT TAKE  
OUR BREATH  
AWAY

TEA  
SUGAR  
COFFEE

BREAD

Miele



# West Ella Road, Kirk Ella, HU10 7RN

## Key Features

- Fabulous Location
- Traditional Semi-Detached House
- 4 Fitted Double Bedrooms
- 2 Reception Rooms
- Fabulous Breakfast Kitchen
- Delightful Modern Bathroom
- Long South Facing Rear Garden
- Integral Garage & Multiple Parking
- MUST BE VIEWED!!



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



## KIRK ELLA

This property is fabulously positioned amongst sensational properties on one of the most sought after roads in the area close to the village of West Ella. The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

## ENTRANCE HALL

A delightful central hallway offers Karndeian flooring, access to turning staircase with under stair cupboard & radiator. Leads into:

## CLOAKROOM

With Karndeian flooring and a white suite incorporating low flush WC and wash basin, extractor fan.

## LIVING ROOM

11'11 x 11'10 +bay (3.63m x 3.61m +bay)  
With bay window to front elevation and featuring a, "Laura Ashley" styled fire surround with cast iron inset and tiled hearth, coal effect gas fire, radiator.

## SITTING ROOM

14'10 x 11'11 (4.52m x 3.63m)  
This delightful room has views of the rear garden and features french door access to the patio area, a "Laura Ashley" styled fire surround with cast iron inset and tiled hearth, coal effect gas fire and radiator.

## BREAKFAST KITCHEN

20' x 11'3 (6.10m x 3.43m)  
This vastly altered Kitchen features a Breakfast Area with views of the rear garden and french door access to the patio area. A well appointed stylish Kitchen offers a comprehensive range of hand painted custom built base and wall cabinets and inset ceramic tiled work surfaces; "Brittania" stainless steel 6 ring range cooker with extraction unit above; plumbed for dishwasher & washing machine; "Karndeian" flooring throughout; sink unit; recessed ceiling spotlights; radiator.

## FIRST FLOOR ACCOMMODATION

A large landing with window offers access to the Bedrooms and Bathroom.

## BEDROOM 1

14'10 x 11'11 (4.52m x 3.63m)  
Overlooks the rear garden. Has fitted cupboard and radiator.

## BEDROOM 2

10'11 x 9'10 + wardrobes (3.33m x 3.00m + wardrobes)  
Overlooks the rear garden. Has fitted wardrobes and radiator.

## BEDROOM 3

11'11 x 11'10 (3.63m x 3.61m)  
Has fitted cupboards and radiator.

## BEDROOM 4

10'11 x 8'7 + cupboards (3.33m x 2.62m + cupboards)  
Has fitted cupboard and radiator.

## BATHROOM

9'1 x 9' (2.77m x 2.74m)  
Beautifully presented and featuring half tiled walls, a white suite including bath, separate tiled shower enclosure, pedestal wash hand basin, low flush WC, ceiling spotlights, extractor fan, traditional styled heated towel warmer/radiator, "Karndeian" flooring.

## INTEGRAL GARAGE

15'5 x 10'11 (4.70m x 3.33m)  
Houses a wall mounted central heating boiler, up & over door, light & power supply, side security door.

## OUTSIDE

The property is set well back from the road and is approached across a substantial gravel drive widening to parking area for several vehicles and access to the integral garage with hedging to the front boundary and small shaped lawn areas. The substantial south facing rear garden features a full width paved patio leading to a long shaped l-shaped lawn with hedging and fencing to perimeters, inset trees, conifers and paths.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of hardwood double glazed frames.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to







verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENTS NOTES**

Philip Bannister & Co.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 Philip Bannister & Co.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.

## **AGENTS NOTES (continued)**

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fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



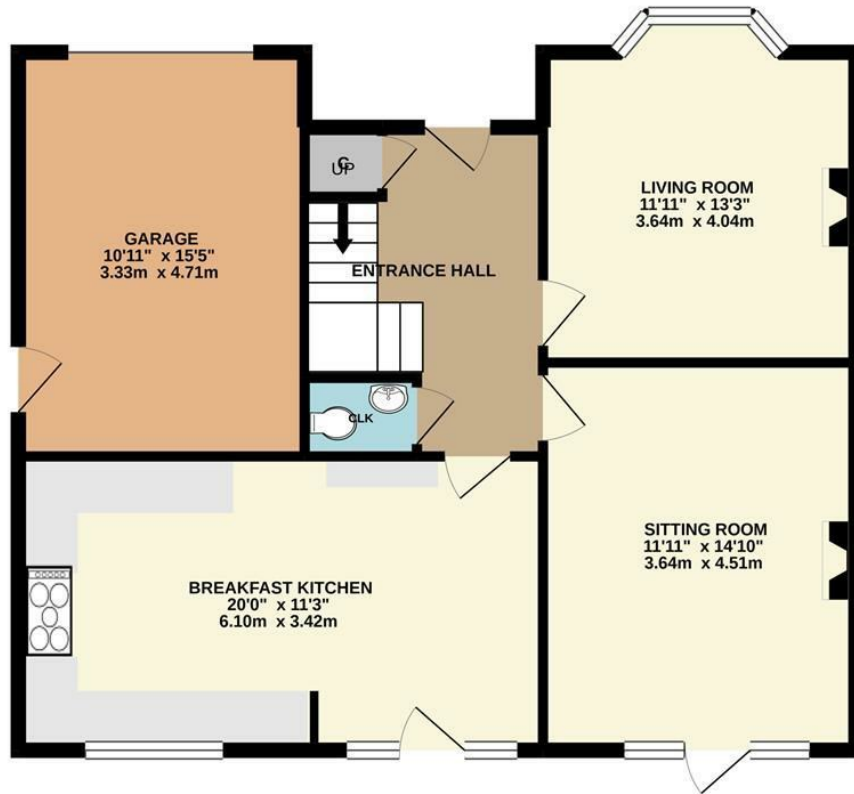




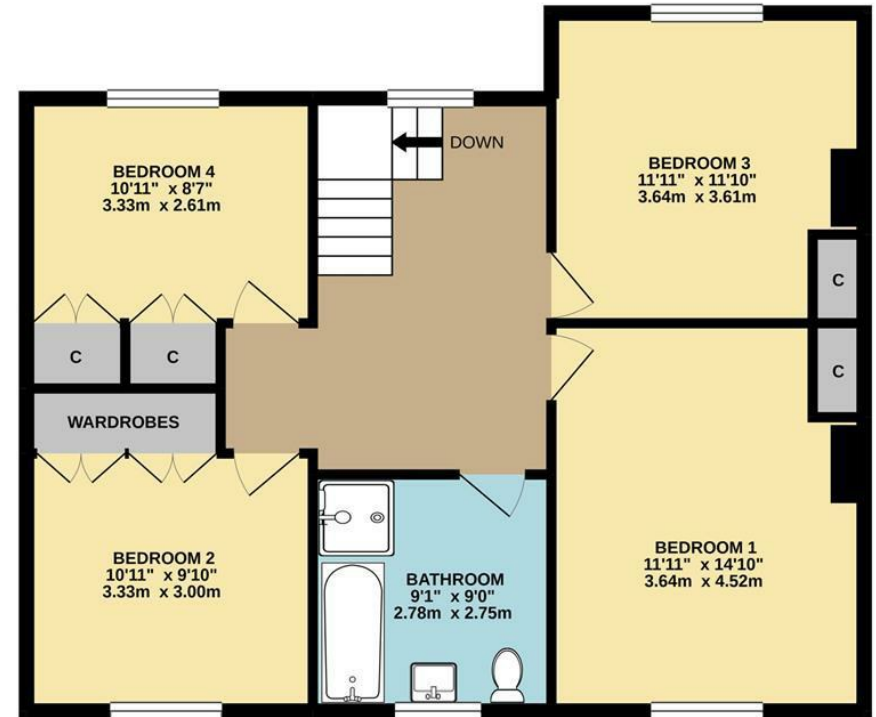




**GROUND FLOOR**  
827 sq.ft. (76.8 sq.m.) approx.



**1ST FLOOR**  
781 sq.ft. (72.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.**

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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Estate & Letting Agents

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