



Manor Fields, West Ella, HU10 7SG
Offers Over £700,000


**Philip
Bannister**
Estate & Letting Agents

Manor Fields, West Ella, HU10 7SG

Key Features

- Fabulously Appointed Individually Built Residence In Spectacular Location
- Many Interesting Features Throughout
- Large Kitchen/Day Room With Splendid Views
- Separate Living Room & Utility Room
- 4 Fitted Bedrooms including Master Bedroom Suite
- Family Bathroom & Ground Floor WC
- Ample Parking & Integral Garage
- Manicured Mature Grounds
- EPC=B TAX=G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Welcome to Westfield House, Manor Fields situated off West Ella Road, in the heart of historic West Ella - a truly exceptional property that exudes elegance and sophistication. This detached house, built in 2016, boasts a fabulous design that sets itself apart from the rest.

As you step inside, you are greeted by a spacious reception room and large kitchen/ day room with delightful views offering the perfect setting for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms there is ample space for the whole family to enjoy.

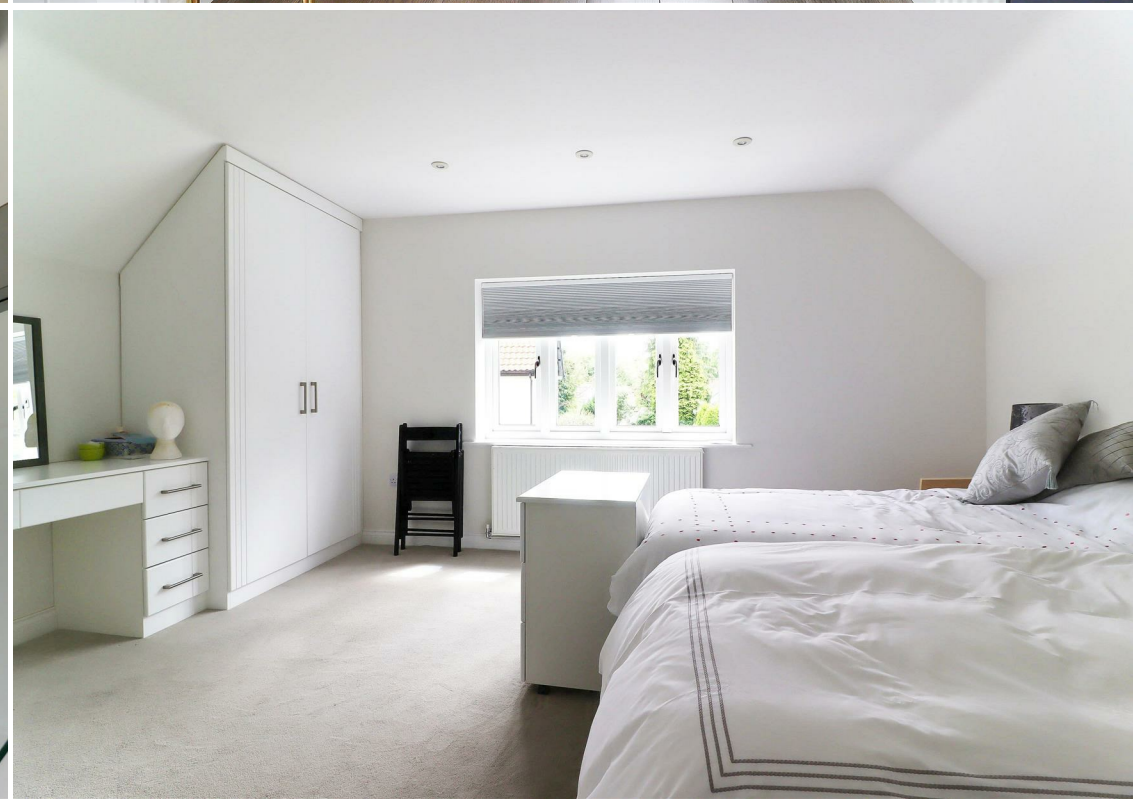
The property is fabulously appointed, with attention to detail evident in every corner. The unique architecturally designed features add a touch of charm and character, making this house a truly special find.

Set on a manicured plot with well established trees and dotted with many resting areas, overlooking surrounding countryside.

Located in the desirable Manor Fields, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this stunning house your own and experience the epitome of luxury living in West Ella.







INTRODUCTION

This fabulous residence is truly unique. Superbly positioned and beautifully appointed internally and externally we highly recommend a viewing to fully appreciate the standard of accommodation on offer.

Westfield House benefits from gas central heating and is fully double glazed throughout. The accommodation comprises.

ENTRANCE HALL

18'9 x 6' (5.72m x 1.83m)

A light and airy Entrance Hall has composite door and glazed screen, high quality LVT flooring, recessed ceiling spotlights, radiator and access to under stairs cupboard. Access to first floor via feature staircase with fabulous external views. Two etched glazed doors lead into the Kitchen/ Day Room.

LIVING ROOM

15'6 x 14'8 + bay (4.72m x 4.47m + bay)

A delightful well proportioned reception room with radiator and windows to three elevations including bay window.

NOTE - room photograph is virtually staged for full effect.

KITCHEN / DAY ROOM

30'2 max x 18'4 max (9.19m max x 5.59m max)

The heart of this truly unique home. A spacious multi purpose room offering amazing views of the grounds and surrounding countryside with floor to ceiling windows and patio doors to three elevations offering access to various seating areas around the grounds. Approached through two etched glazed doors from the Entrance Hall. The whole room features vertical radiators, recessed ceiling spotlights and high quality LVT flooring with floor mounted electrical sockets. The Kitchen area features bespoke hand built fittings including a shaped central island unit with circular

dining table and seating for four people, inset Siemens hob with Falmec extraction system above and useful storage options.

Stylish contrasting coloured feature cabinets and work surfaces add to the fabulous visibility of the whole room.

Integrated appliances include a waste disposal unit, twin Siemens electric ovens, and dishwasher.

Leads into:

UTILITY ROOM

10'4 x 5'4 (3.15m x 1.63m)

Accessed from the Kitchen and also from a composite rear door with glazed screen.

Features a matching gray fronted base unit and wood effect work surface, plumbing for automatic washing machine, stainless steel sink unit with curved mixer tap, high quality LVT flooring, recessed ceiling spotlights, radiator. Security door access to Garage.

Leads into:

CLOAKROOM

With white Villeroy & Boch suite incorporating low flush WC, vanity wash hand basin, high quality LVT flooring, recessed ceiling spotlights, extractor fan, radiator.

FIRST FLOOR ACCOMMODATION

A fabulous Landing features a turning staircase with glass panels and superb floor to ceiling windows to three elevations offering spectacular views. Has recessed ceiling spotlights, radiators and access to an airing cupboard.

MASTER BEDROOM

15'6 x 12'10 (4.72m x 3.91m)

An excellent Bedroom suite featuring fitted wardrobes, dressing table unit and drawers, recessed ceiling spotlights, radiator. Leads into:

EN-SUITE BATHROOM

8'5 x 6 (2.57m x 1.83m)

Stylish Bathroom featuring superior white suite incorporating bath, vanity wash basin with dark wood effect cabinet, low flush WC, bidet, black wall mounted feature towel warmer/radiator, storage cupboard near entry, shaver point, half tiled walls, high quality LVT flooring, extractor fan, recessed ceiling spotlights.

BEDROOM 2

15'10 +bay x 11'1 (4.83m +bay x 3.38m)

Located above the garage. A spacious bedroom with bay window and featuring low fitted wardrobes and drawers, recessed ceiling spotlights, radiator.

BEDROOM 3

11' x 8'4 (3.35m x 2.54m)

Has a recessed window with views of rear garden, fitted wardrobes, dressing table unit and drawers, radiator.

BEDROOM 4

11' x 8'4 (3.35m x 2.54m)

Has a recessed window with views of rear garden and two smaller windows with rear views. Fitted wardrobes and radiator.

FAMILY BATHROOM

11' max x 6'3 (3.35m max x 1.91m)

Stylish Bathroom featuring a recessed window, white suite incorporating bath, vanity wash basin & low flush WC, spacious plumbed shower enclosure, half tiled walls, dark wall mounted towel warmer/radiator, shaver point, high quality LVT flooring, extractor fan, recessed ceiling spotlights.

GROUND

The property is approached through remote controlled gates set between brick walling which is curved at one point and extends round to the rear of the property.





A brick set parking courtyard offers space for 2/3 cars and access to the integrated garage. Covered paths extend to the front and rear elevations with matching coach lights.

Block set path with gate leads through to a rear paved and gravel patio area. A further gate leads through to a wider paved path with low walling and steps to the slightly raised main lawn which features box hedging, herbaceous borders, inset younger trees and mature trees to the boundary.

GARAGE

18' x 12'2 (5.49m x 3.71m)

This integral garage has a remote controlled shutter door and two windows to the rear elevation plus a security door directly leading to the Utility Room and a further composite side door for easy access to the garden areas.

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 double glazed frames and doors throughout.

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

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band G. (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.

TENURE

We understand that the property is Freehold.

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 independent 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?

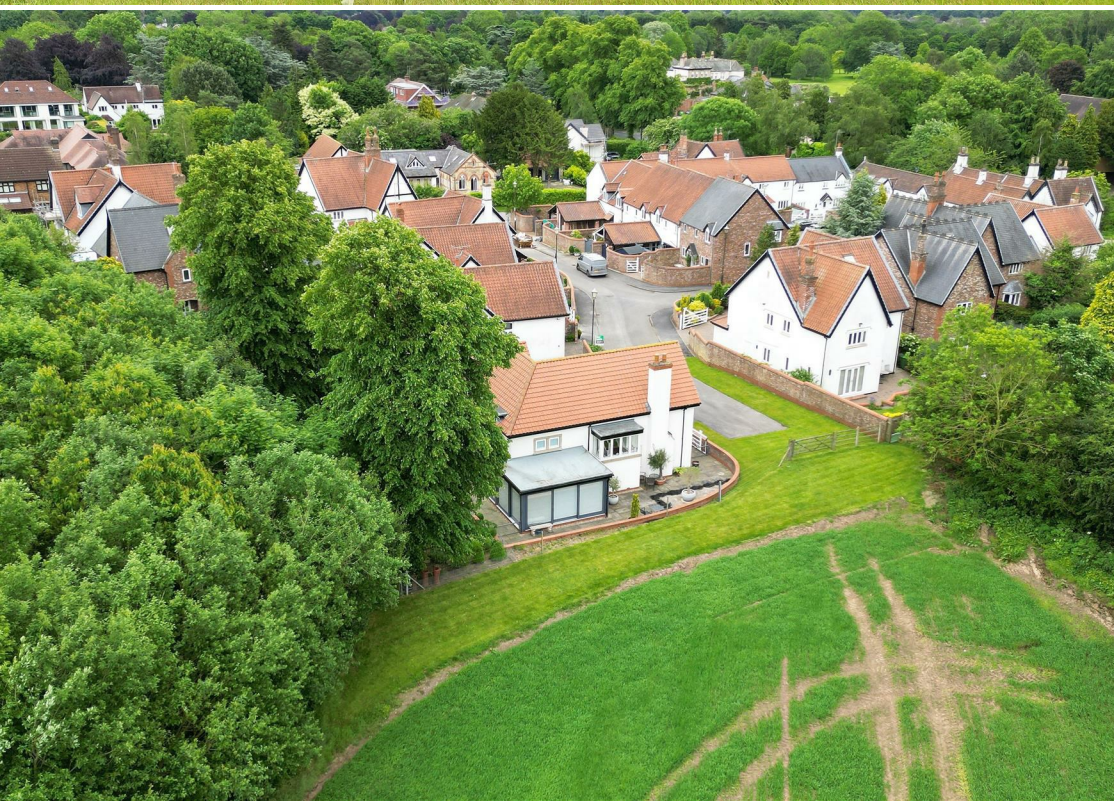
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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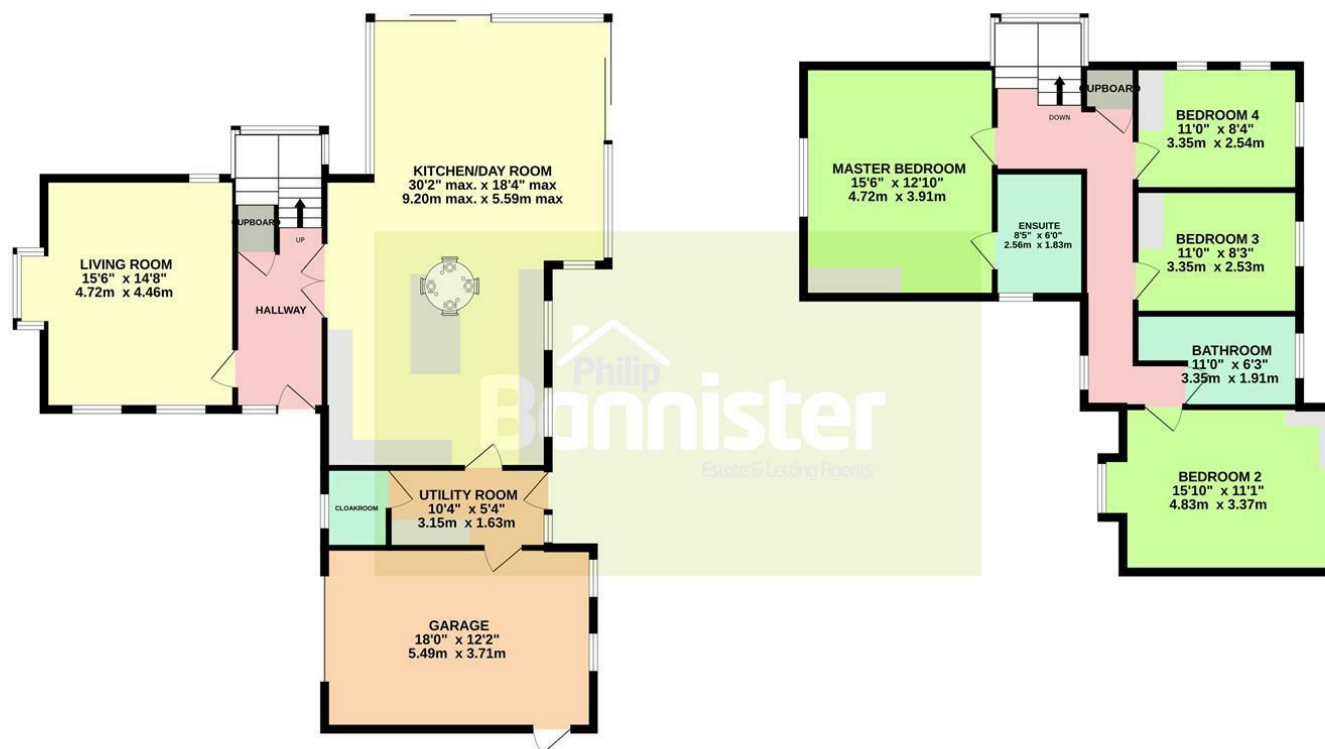
warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1912 sq.ft. (177.6 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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents