



West Ella Road, West Ella, HU10 7SD  
Offers Over £375,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# West Ella Road, West Ella, HU10 7SD

## Key Features

- Grade II Listed
- Stunning Semi Detached Cottage
- 2 Bedrooms / 2 Bathrooms
- Beautifully Appointed Throughout
- Highly Desirable Location
- Paved Forecourt With Outdoor Living Space And Sun House
- NO CHAIN
- Virtual Tour Available
- TAX=E / EPC=TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Rarely available and highly sought after. This delightful white washed semi-detached cottage, built in the late 18th Century, is located in the heart of this conservation village and offers a perfect blend of comfort and character. Set in a picturesque setting within West Ella, the property is an ideal retreat for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

The cottage features a welcoming Reception Room, providing a warm and inviting space for relaxation and entertaining and leads to a Dining Kitchen with Utility Room off and a ground floor Shower Room.

To the first floor, a main Bedroom offers an en-suite Bathroom and fitted storage and wardrobes. A second Bedroom also offers storage and wardrobes.

Externally, the property offers combined parking space for 2 cars and outdoor living area with a quaint sun house. Please note this property does not have a rear garden.

The quaint village of West Ella is known for its friendly community and beautiful surroundings, making it a wonderful place to call home. Residents can enjoy leisurely walks in the nearby countryside, as well as easy access to local shops and services.

Viewing highly recommended.









## **GROUND FLOOR;**

### **PORCH**

A welcoming porch providing access to the accommodation.

### **LIVING ROOM**

A generous living space with feature cast iron fireplace, windows to the front and side elevations, staircase off.

### **INNER HALL**

With storage cupboard and access to:

### **SHOWER ROOM**

With a three piece suite comprising of a shower cubicle, a low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights, a heated towel rail and a Velux window.

### **DINING KITCHEN**

A well equipped dining kitchen with bespoke solid walnut, wall and base units, laminated work surfaces and splashbacks. Integrated appliances include a Gas Cooker with Electric Double Oven, Extractor Hood and an Automatic Dishwasher. Further benefitting from stone tiled flooring, ample dining space, windows to the front and side elevations and recessed spotlights.

### **UTILITY ROOM**

With plumbing for an Automatic Washing Machine, space for a Fridge/Freezer and a Tumble Dryer. Further benefitting from a door to the side elevation, a loft hatch, recessed spotlights and stone tiled flooring.

## **FIRST FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with quaint window to the front elevation and also window to side elevation, recessed spotlights and access to the en-suite.

### **EN-SUITE**

With a three piece suite comprising of a panelled bath, low flush WC and a vanity wash hand basin. Further benefitting from fitted wardrobes, recessed spotlights, heated towel rail and a window to the front elevation.

### **BEDROOM 2**

A well proportioned bedroom with two sets of fitted wardrobes, recessed spotlights, window to the front elevation and a Velux window to the rear.

### **EXTERNAL;**

The property is accessed across a wide paved area and is offered a degree of privacy from high hedging at the front.

Off-street parking for two vehicles and outdoor living area with a quaint sun house.

Gated side access to path with herbaceous borders and a store room.

Please note this property does not have a rear garden.

### **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 panel radiators. Newly installed gas boiler in 2025.

COUNCIL TAX - From a verbal enquiry/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.

### **TENURE**

We understand that the property is Freehold.

### **AML**

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

### **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.

### 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. Philip Bannister & Co.Ltd advise they do not test 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

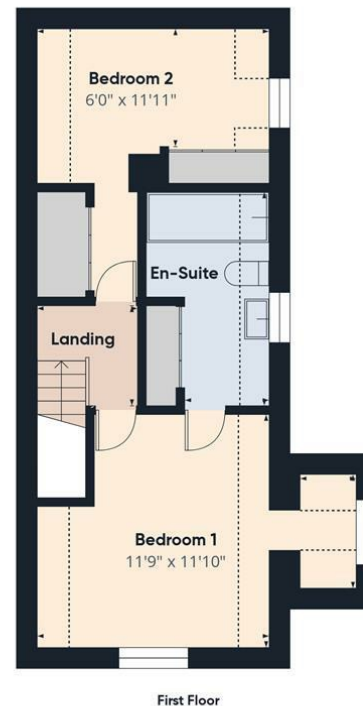
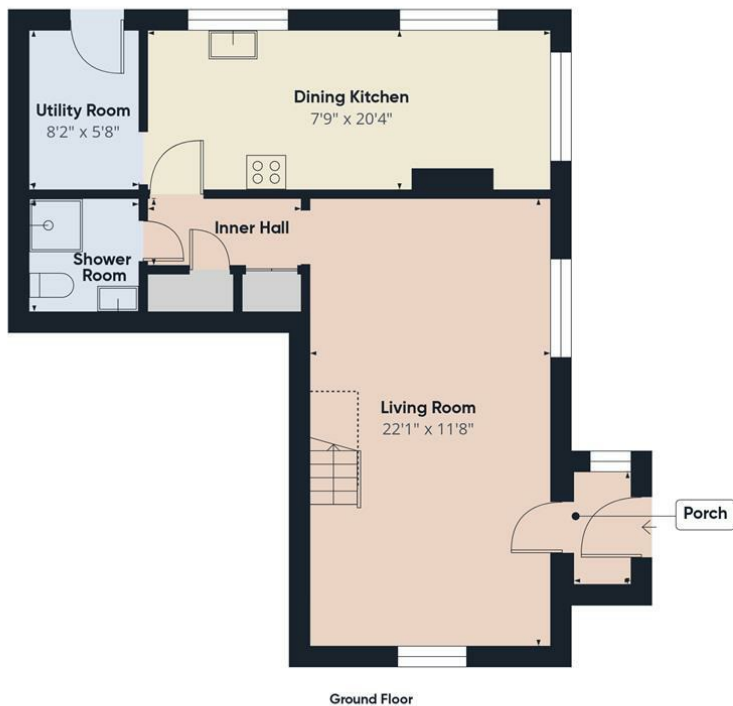
that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will 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 NTSTEAT 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### KIRK 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.





Approximate total area<sup>(1)</sup>  
902 ft<sup>2</sup>  
Reduced headroom  
85 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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