



The Fairway, West Ella, East Yorkshire HU10 7SB

ENJOYING STUNNING VIEWS OVER THE GOLF COURSE THE MOST NOTABLE HOUSE ON THE FAIRWAY



An exceptional lifestyle for a family in arguably the most desirable location in the region providing generous five double bedroom accommodation with four receptions including a superb open plan dining living kitchen area, three bathrooms, utility room, two downstairs w.c.'s and double garage.

Take a look at the photographs and floorplan to fully appreciate this highly desirable property.

Location

The exclusive village of West Ella lies approximately eight miles to the south of the historic town of Beverley. Good local shopping and schooling facilities are to be found in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose, Morrisons and Sainsbury's superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and the Humber Bridge.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Vestibule

Leading to...

Entrance Reception

Staircases to the first floor, feature oak flooring.

Cloakroom/WC

With wash hand basin and full complementing tiling.

Lounge

Double French doors taking full advantage of the golf course view, feature marble fireplace with inset electric fire and oak flooring.

Dining Room

Walk-in bay window, period style fireplace with cast iron inset and gas coal effect fire, oak flooring.





Entertainment Room And Bar

Double French doors enjoying the golf course view.
Fully fitted bar with integrated appliances including dishwasher, glass fronted refrigerator and inset sink unit.
Featuring solid granite tops and a mirror backed bar unit.

Dining Kitchen

The dining area has double French doors enjoying the golf course views. The kitchen area has a comprehensive range of floor and wall cabinets with complementing solid granite worktops. There is a module Aga cooker with gas hob and electric ovens, twin ceramic Belfast style sink, dishwasher and an American style refrigerator may be available but subject to separate negotiation. Open plan to the ...

Living Room

Walk-in bay window. This superb space opens to the kitchen and provides an excellent family living space. Full height rustic brick fireplace with inset cast iron gas stove.

Utility Room

Range of fitted cabinets and concealed laundry chute from the master bedroom, single drainer sink unit and plumbing for automatic washing machine. Internal access to the double garage. Second ground floor w.c. with wash hand basin.

First Floor Landing

Large walk-in storage cupboard.

Master Bedroom Suite

Includes...

Master Bedroom

Walk-in bay window.

En-suite Bathroom

Includes a five piece suite comprising free standing bath, twin vanity wash hand basins, independent shower cubicle and low level w.c. with complementing tiling and concealed laundry chute.

Dressing Room

With a full width range of bespoke maple fitted wardrobes.

Bedroom 2

Overlooking the golf course.

En-suite Shower Room

Fully tiled complementing a three piece suite comprising shower cubicle, wash hand basin and low level w.c.

Bedroom 3

With recessed wardrobe and oak flooring.

Bedroom 4

Overlooking the golf course.

Bedroom 5

With oak flooring.

Study

Family Bathroom

This spacious bathroom is a particular feature to this property with a large walk-in linen cupboard, free standing bath, twin vanity wash hand basins, independent shower cubicle and low level w.c.

Outside

The property stands particularly well, set back from the road with double electric gates opening out into a spacious parking area in front of the integral double garage with electrically operated up and over door. Access to the rear via both sides of the property which opens out with fine views of the golf course. The garden is mainly lawned with various patio and seating areas.

Services

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

Tenure

The property is freehold.

Central Heating

The property has the benefit of gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Planning Consent

Planning permission has been granted for a substantial extension – plans available on request.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

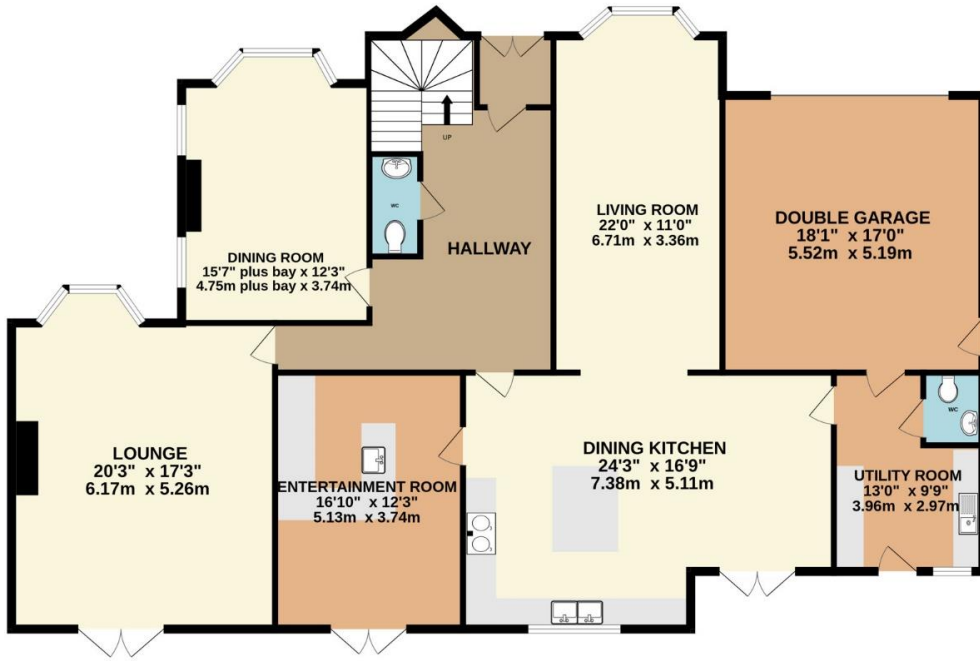
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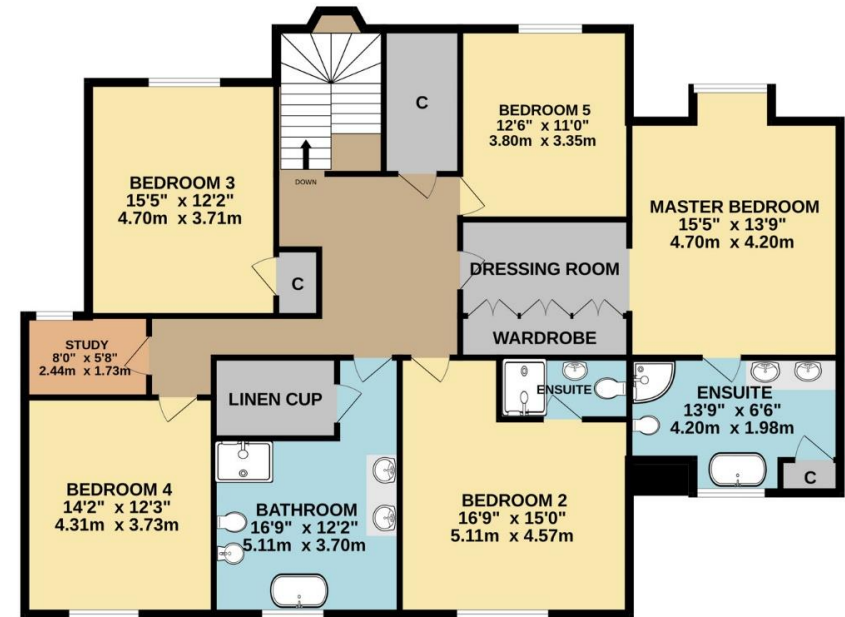
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GROUND FLOOR
2099 sq.ft. (195.0 sq.m.) approx.



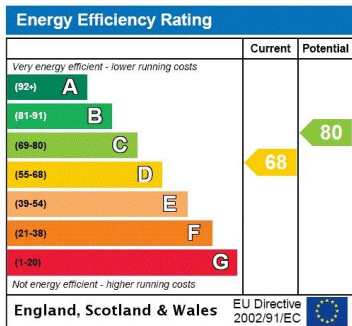
1ST FLOOR
1728 sq.ft. (160.6 sq.m.) approx.



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TOTAL FLOOR AREA : 3828 sq.ft. (355.6 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

