



272 West Ella Road, West Ella, HU10 7SF

FINE & COUNTRY

THIS CHARMING GRADE II LISTED COTTAGE PRESENTS AN EXCITING OPPORTUNITY FOR
REFURBISHMENT OR TOTAL REDEVELOPMENT
SUBJECT TO PLANNING AND LISTED BUILDING CONSENT



A delightful property set on a spacious and private third of an acre plot,
offering plenty of room to expand.

Summary:

Located in a highly sought-after area, the cottage features two bedrooms, two bathrooms and two reception areas, with significant potential for modern enhancement.

Agent's Perspective:

Welcome to this charming Grade II listed cottage, a property brimming with potential and poised for a transformation into a stunning modern home.

Set in one of the most sought-after addresses in the county, this home sits on a private, mature plot that spans a third of an acre, offering ample space for an extension or complete redevelopment.

Upon entering, you'll find a welcoming layout that includes two cosy bedrooms, each served by its own bathroom, providing comfort and convenience for all residents. The reception areas offer a warm, inviting atmosphere, perfect for family gatherings or quiet evenings at home. The kitchen, while compact, holds great potential for expansion into a spacious area for cooking and dining.

The exterior of the home is just as appealing, with well-established gardens that create a sense of seclusion and privacy. It's an ideal setting for those who appreciate outdoor living and are looking for a space to create their own oasis.

This property is not just a home; it's a canvas waiting for the right owner to bring their vision to life. Whether you're looking to undertake a significant refurbishment or to completely redevelop the site, the possibilities are as expansive as the plot itself.

The existing structure, with its historical significance and architectural charm, provides a solid foundation for creating a unique and personalised home. For anyone looking to invest in a property with the potential to grow in value, this cottage is a perfect choice.

Its prestigious location and the flexibility offered by the large plot make it an attractive option for both private buyers and developers. Imagine turning this already beautiful cottage into a thoroughly modern home that meets all your needs for space, design, and comfort.





Tenure

The property is freehold.

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 D.*

Fixtures & Fittings

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

Site 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.

Plan Disclaimer

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

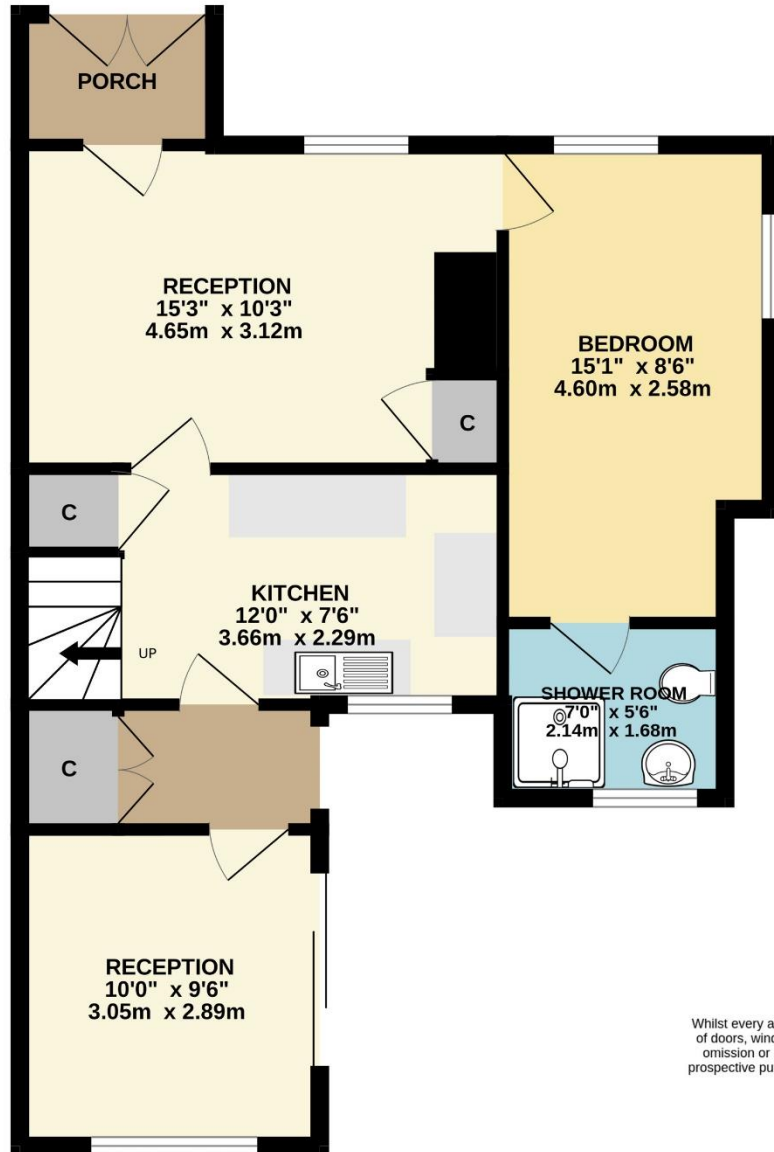
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

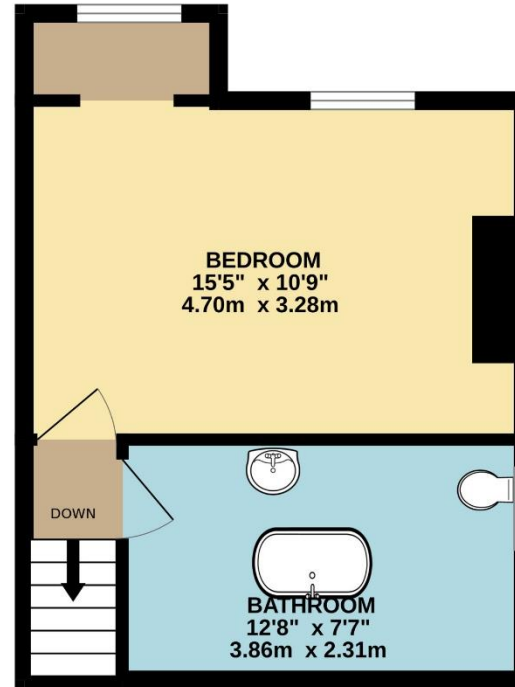
Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



WEST ELLA ROAD, WEST ELLA, HU10 7SF

TOTAL FLOOR AREA : 881 sq.ft. (81.8 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

