



THE ASH TREES

10a
ALMA CLOSE

MODERN AND SPACIOUS SIX-BEDROOM HOME IN A PRIME LOCATION



Discover this impressive six-bedroom home designed with smart features and finished to a high specification. Situated on an exclusive development, it offers spacious interiors, versatile living areas, and modern comforts. With excellent local amenities, highly regarded schools, and convenient transport links nearby, this home is perfect for families or those seeking a flexible living space.

From the Agent's Perspective

This home offers a unique combination of space, style, and practicality that is rare to find. Thoughtfully designed, every detail has been carefully considered to provide comfort and versatility, making it an excellent choice for families of all sizes or anyone looking for a modern property with room to grow.

The layout is impressive, with around 2,900 sq ft of living space. At the heart of the home, you'll find three spacious reception rooms. The cinema room is perfect for movie nights with family and friends, while the garden room, currently used as a gym, offers flexibility for various needs. Whether you want a space to exercise, relax, or entertain, it's a great addition to the home. The separate study is an invaluable feature for those who work from home, providing a quiet, dedicated space for productivity.

The six bedrooms are a standout feature, offering plenty of room for a growing family or accommodating guests with ease. The guest suite adds a touch of luxury and practicality, ensuring privacy and comfort for visitors or extended family. The four bathrooms mean no one has to wait, even during the busiest mornings.





The southwest-facing garden is another highlight, providing the perfect setting for outdoor living, whether it's summer barbecues, children's play, or simply unwinding in the sunshine. The property also benefits from parking for at least six cars, which is ideal for larger households or those who enjoy entertaining. The large garage offers further storage or workshop space, adding to the home's versatility.

Located in a highly sought-after area, this property combines the best of modern living with a convenient location. Excellent local amenities, highly regarded schools, and transport links are all nearby, making it a practical and appealing choice. Whether you're drawn to the flexible layout, the high specification, or the excellent location, this property offers something for everyone.



If you're looking for a home that adapts to your lifestyle and offers the space you need for both daily life and special occasions, this is an opportunity not to be missed.

Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury 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 Humber Bridge.

Tenure

The tenure of 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 G.*



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.

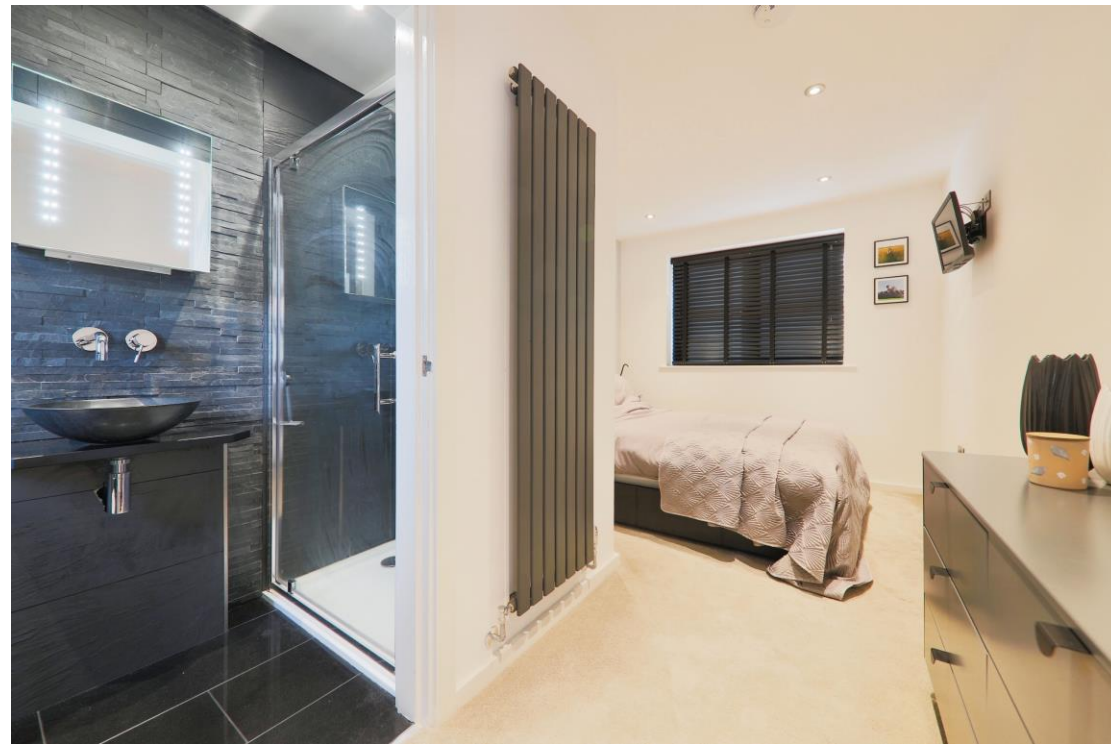
Viewings

Strictly by appointment with the sole agents.

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.



The floor plan shows a house with the following rooms and dimensions:

- GARAGE:** 20'0" x 11'1" (6.10m x 3.38m)
- UTILITY ROOM:** 7'3" x 6'0" (2.22m x 1.83m)
- WC:** 4'0" x 5'0" (1.22m x 1.52m)
- ENTRANCE HALL:** 4'0" x 5'0" (1.22m x 1.52m)
- LIVING/DINING/KITCHEN:** 35'0" x 17'0" (10.67m x 5.18m)
- CINEMA ROOM:** 16'1" x 9'5" (4.91m x 2.87m)

The plan also includes a front garden, a rear garden, and a driveway. The house is a 3-bedroom property with a garage, utility room, and cinema room.

BEDROOM 2
14'3" x 9'0"
4.34m x 2.74m

BATHROOM
5'7" x 5'5"
2.03m x 1.76m

ENSUITE
10'0" x 5'7"
3.05m x 1.70m

LANDING

BEDROOM 1
13'9" x 11'4"
4.14m x 3.45m

ENSUITE

BEDROOM 3
15'7" x 9'5"
4.14m x 2.88m

BEDROOM 4
15'7" x 9'7"
4.14m x 2.91m

ENSUITE

BEDROOM 5
17'0" x 8'9"
5.18m x 2.67m

BEDROOM 6
9'4" x 8'7"
2.84m x 2.62m

STUDY
9'6" x 9'4"
2.90m x 2.84m

GUEST SUITE
17'6" x 8'7"
5.33m x 2.62m

BEDROOM 5
12'6" x 12'6"
3.81m x 3.81m

LANDING

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

