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Matthew
Limb
MOVING HOME



17 The Fairway, West Ella, East Yorkshire, HU10 7SA

- 📍 Individual Det. House
- 📍 Five Bedrooms
- 📍 Prime Location
- 📍 Council Tax Band G

- 📍 West Facing Garden
- 📍 Great Living Space
- 📍 Tandem Garage
- 📍 Tenure Freehold/EPC=D

£563,000

INTRODUCTION

This individual five bedroomed detached house stands in a prime position and enjoys a lovely west facing garden to the rear. The Fairway is one of the region's most desirable locations being situated between West Ella Road and Riplingham Road, close to Hull Golf Club. The property has the benefit of gas fired central heating to radiators, double glazing and briefly comprises an entrance hall, cloaks/WC and a particular feature is the extended living room measuring approx 24'8" x 18'2" with views across the rear garden and a patio door leading out. There is also an extended dining/sitting room and a separate kitchen. At first floor are a series of five bedrooms served by a bathroom and a separate shower room. Outside, the property has two driveways, one providing parking and the other leading up to the tandem length garage. The rear garden is an absolute delight being mainly lawned and having mature borders which provide great seclusion. In all a most attractive property of which early viewing is strongly recommended.

LOCATION

The property is located on The Fairway close to its junction with Elveley Drive which runs between West Ella Road and Riplingham Road in the desirable area of West Ella. The surrounding area of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly-refurbished Haltemprice Sports Centre. St Andrews School and Wolfreton secondary school can be found nearby. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE HALLWAY

13'6" x 6'5" approx (4.11m x 1.96m approx)

An attractive hallway with parquet flooring and stairs leading to the first floor off.



CLOAKROOM

With wash hand basin and internal door to:

WC

With low level WC.

LIVING ROOM

24'3" x 18'2" approx (7.39m x 5.54m approx)

This extended living room provides a fabulous view of the rear garden through picture windows and a sliding central door which opens out to the patio. There is an Inglenook style fireplace with chimney breast and a brick fire surround housing an open grate upon a tiled hearth. There is a cupboard/drinks cabinet and sliding doors open through to the dining room.



EXTENDED DINING ROOM

22'10" x 11'3" approx (6.96m x 3.43m approx)

Accessed from either the kitchen or living room. A bay window provides lovely views across the rear garden. There are fitted cupboards and parquet flooring.



KITCHEN

10' x 9'3" approx (3.05m x 2.82m approx)
Having a selection of fitted units with one and a half sink and drainer, integrated double oven, four ring hob with extractor hood above, dishwasher and fridge. Tiled surround. An external access door opens to the side covered lobby with door to the front driveway and a personal door leads into the garage.



FIRST FLOOR

LANDING

Window to front elevation, cylinder cupboard off.

BEDROOM 1

13'7" x 13'7" approx (4.14m x 4.14m approx)
Having an extensive range of fitted wardrobes and drawers. Window to rear elevation.



BEDROOM 2

12'1" x 10'8" approx (3.68m x 3.25m approx)
Fitted wardrobe and dressing table. Window to rear elevation.



BEDROOM 3

14'10" x 10'9" approx (4.52m x 3.28m approx)
Fitted wardrobes to one wall and picture window overlooking the rear garden.



BEDROOM 4

13'2" x 8' approx (4.01m x 2.44m approx)
With fitted wardrobe. Window to front elevation.

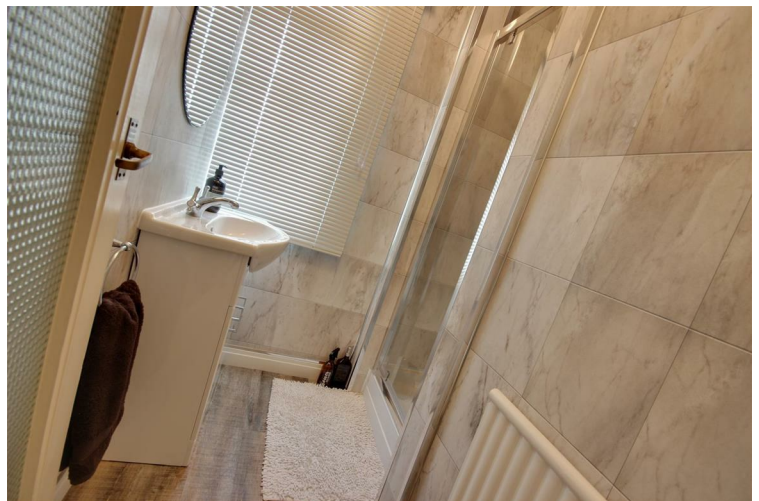


BEDROOM 5

9'5" x 9'1" approx (2.87m x 2.74m'0.30m approx)
Window to front elevation.



SHOWER ROOM



BATHROOM

With suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment. Tiled surround. Feature curved timber clad ceiling.



OUTSIDE

The property has two driveways, one providing parking and the other leading up to the tandem length garage. The rear garden is an absolute delight being mainly lawned and having mature borders which provide great seclusion.



REAR VIEW OF PROPERTY



GARAGING

There is a tandem length garage which measures approximately 33' in length. The rear section of garage houses the gas fired central heating boiler, has plumbing for an automatic washing machine and there is a sink.

PATIO AREA



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

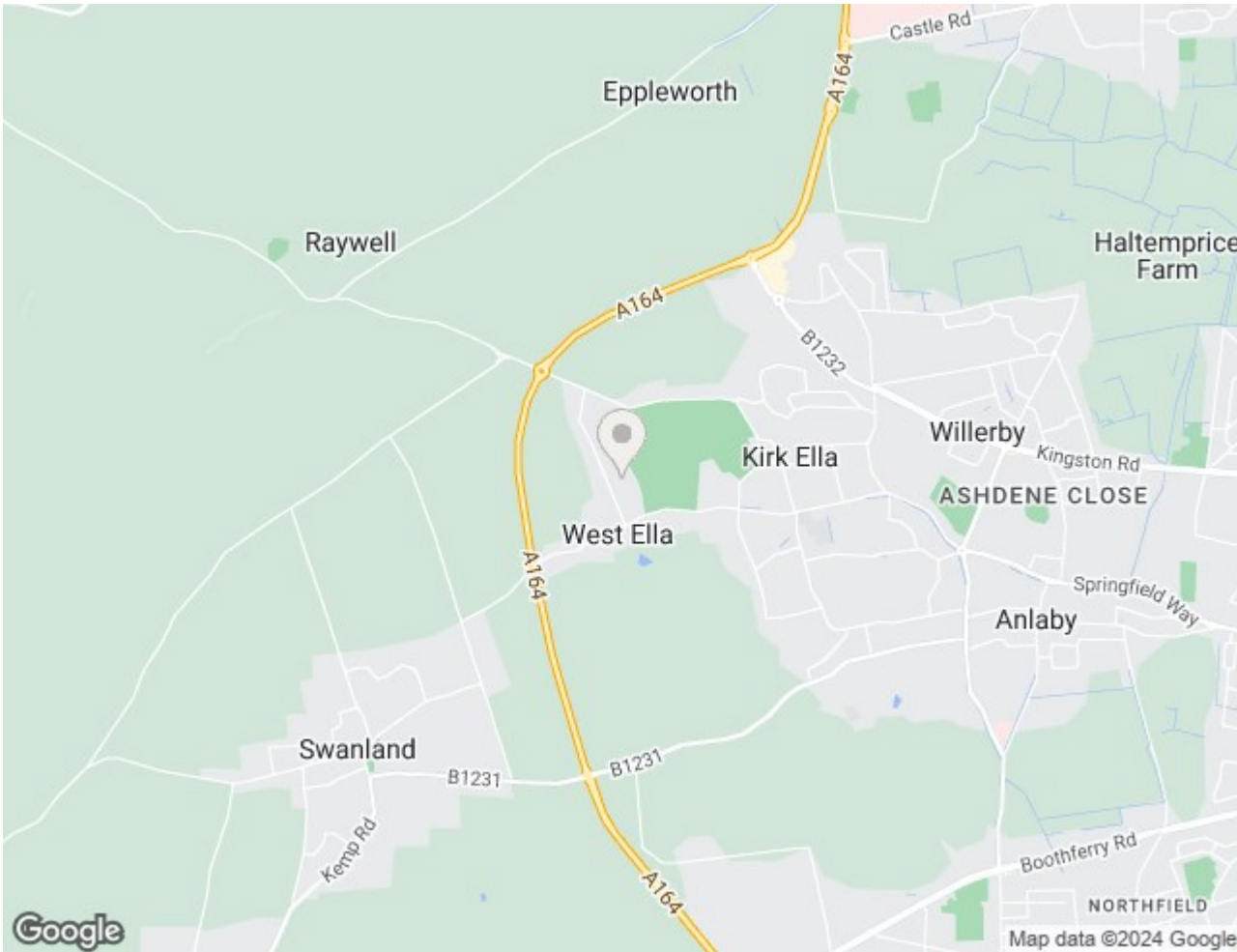
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

PHOTOGRAPH DISCLAIMER

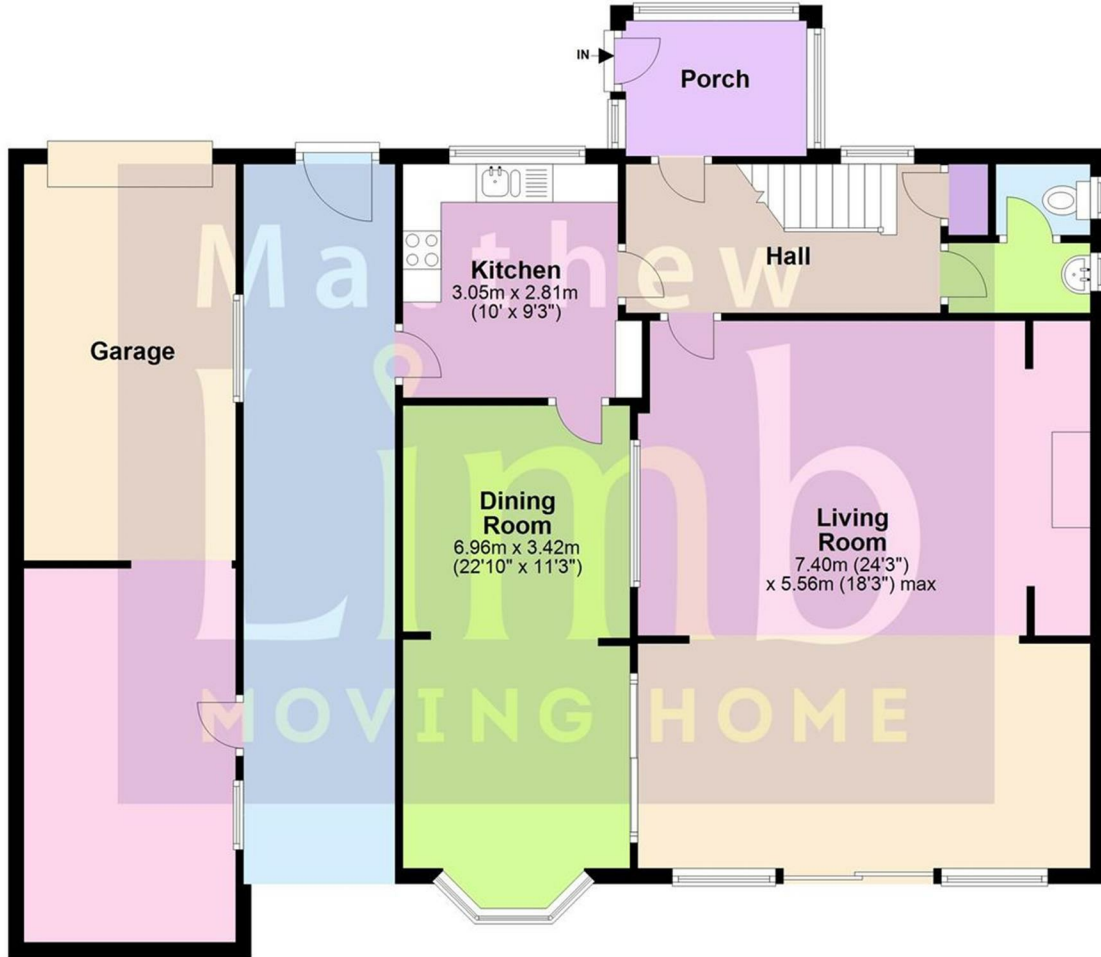
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor



First Floor



