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Matthew  
**Limb**  
MOVING HOME



*61 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QL*

- 📍 Substantial Detached Bungalow
- 📍 Good Sized Plot
- 📍 South Facing Garden
- 📍 Council Tax Band + E
- 📍 2 Reception Rooms
- 📍 Rear Conservatory
- 📍 3/4 Bedrooms
- 📍 Freehold/EPC = D

*Offers Over £425,000*



## INTRODUCTION

Standing on the south side of West Ella Road next to St. Andrews Primary School is this significantly proportioned detached bungalow. The property occupies a plot of over 1/4 acre which is approached across a twin driveway providing great parking and access to the garage. The layout of accommodation is depicted on the attached floor plan and affords a great deal of versatility. Features include a large lounge, dining room, conservatory and a kitchen diner with a range of modern units. There are three good sized bedrooms situated upon the ground floor, the larger of which has the benefit of an en-suite wet room. There is also a separate shower room. A fixed staircase leads up to a landing where there is a further bedroom complete with en-suite cloakroom. The landing also provides access to the eaves area, ripe for further conversation. subject to appropriate permissions. Gas fired central heating to radiators and uPVC double glazing is installed. The rear garden is a delight, enjoying a south facing aspect and incorporating a large paved patio with shaped lawn and mature borders which provide much seclusion.



## LOCATION

The property stands in one of the regions most desirable residential address which is characterised by many fine homes of distinction. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice sport centre. St Andrews primary school and Wolfreton secondary school can be found nearby along with private schooling at Tranby and Hymers College which lies a short distance away. A nearby bus stop gives easy access to Hull city centre or in a westerly direction towards the villages. The surrounding area affords a good range of recreational facilities and the prestigious Hull Golf Club is nearby. The area also affords a number of retail parks and supermarkets plus cafes and bars making this an ideal place to live. 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 double doors opening to:

### *ENTRANCE HALLWAY*

With stairs leading to the first floor off. Double doors open through to the lounge.



### *LOUNGE*

19'9" x 15'10" (6.02m x 4.83m)

A particularly spacious room with bow window to the front elevation and a feature fire surround with marble hearth and backplate housing an electric fire. Double doors also provide access to the dining room.



### *DINING ROOM*

14'7" x 9'9" approx (4.45m x 2.97m approx)

With access to the kitchen and double doors through to the conservatory.





### CONSERVATORY

12'8" x 10'4" (3.86m x 3.15m)

With tiled flooring, radiator for all year round use and double doors opening out to the terrace.



### KITCHEN DINER

15'8" x 14'4" approx (4.78m x 4.37m approx)

Having a range of base and wall mounted units with granite work surfaces and integrated Siemens double oven, five ring gas hob with extractor hood above, plumbing for a dishwasher, twin under-counter sink with mixer tap.



### *UTILITY ROOM*

With internal access to the garage. Plumbing for automatic washing machine.

### *BEDROOM 1*

18'1" x 11'8" approx (5.51m x 3.56m approx)

With fitted furniture running to one wall with wardrobes and drawers.  
Window to rear elevation.



### *EN-SUITE WET ROOM*

With tiled walls, shower area, WC and wash hand basin. Heated towel rail.



### *BEDROOM 2*

13'10" x 13'4" approx (4.22m x 4.06m approx)  
With windows to both front and side elevations.



### *BEDROOM 3*

18'9" x 8'2" approx (5.72m x 2.49m approx)  
Overlooking the rear garden with window and door leading out. Fitted wardrobe.

### *FIRST FLOOR*

#### *LANDING*

With cylinder cupboard to corner. Range of fitted cupboards. Door providing access to eaves space which is ideal for further conversation, subject to appropriate permissions.



### *BEDROOM 4*

12'8" x 14'4" approx max (3.86m x 4.37m approx max)  
Window to front elevation.



### *EN-SUITE CLOAKROOM*

With low level WC and wash hand basin.



### *OUTSIDE*

The property has a twin access driveway with the frontage being largely block set complimented by a central gravelled area. Excellent parking is therefore provided as is access to the attached garage which measures approximately 16ft 6ins x 9ft 7in and has an automated up and over entrance door. The garage houses the gas fired central heating boiler and there is also a Belfast sink.

Overall the plot extends to approximately 0.28 of an acre and is predominantly south facing to the rear, also not being directly overlooked. To the rear of the property stretches a paved patio area with shaped lawn beyond. Mature shrubs extend to the borders. At the bottom of the garden lies a further paved area with shed and summerhouse.



### *REAR VIEW OF PROPERTY*

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.





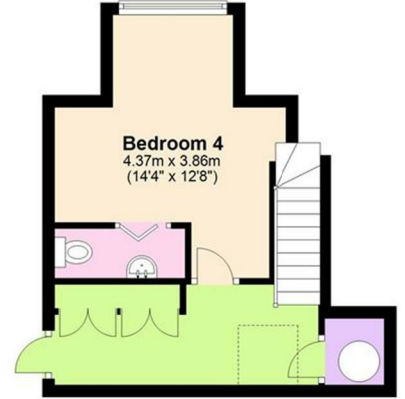
**Ground Floor**

Approx. 177.1 sq. metres (1905.8 sq. feet)



**First Floor**

Approx. 23.9 sq. metres (257.6 sq. feet)



Total area: approx. 201.0 sq. metres (2163.4 sq. feet)



