

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



22 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QE

- 📍 Stunning Semi-Detached
- 📍 Beautifully Appointed Accom.
- 📍 Five Beds/Three Baths
- 📍 Council Tax Band = F
- 📍 Superb Open Plan Kitchen
- 📍 Three Reception Rooms
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

£585,000

INTRODUCTION

Viewing is strongly recommended of this absolutely stunning semi-detached house. A real credit to the current owners, the property has been superbly modernised creating a beautifully appointed and stylishly presented family home. A particular feature is the open plan living kitchen to the rear with an extremely well equipped kitchen and central island. The accommodation is depicted on the attached floorplan and comprises a spacious entrance hallway, cloaks/W.C. lounge with large bay window and open fire, games room with log burning stove, conservatory and the open plan living kitchen. Upon the first floor are four bedrooms with en-suite to bedroom one plus there is a luxurious bathroom with freestanding bath and separate shower enclosure. A staircase leads up to the second floor and a further bedroom with built in wardrobes and en-suite shower room.



Electric wrought iron gates open up to the driveway and extensive gravelled and block set parking forecourt which leads onwards to the detached garage. The rear garden is lawned with attractive decked area, pond and patio.

LOCATION

The property stands in one of the areas most desirable residential addresses which is characterised by many fine homes of distinction. The property is located on West Ella Road close to its junction with Beverley Road and the surrounding areas of Kirk Ella. Willerby and Anlaby offer an excellent range of shops and amenities. These include the newly refurbished Haltemprice Sports Centre, Anlaby Retail Park with many known brands, various supermarkets, bars and restaurants. 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. 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 HALLWAY

Spacious and welcoming with original Parquet flooring and staircase leading to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Understairs storage cupboard. Window to side.



LOUNGE

14'0" x 13'2" approx (4.27m x 4.01m approx)
With feature fire surround, cast insert and open fire. Original parquet flooring, picture rail and large bay window to the front elevation.



GAMES ROOM

16'11" x 11'10" approx (5.16m x 3.61m approx)
With exposed brick fireplace housing a log burning stove. Fitted units to alcove, double doors through to the conservatory.



CONSERVATORY

12'10" x 10'1" approx (3.91m x 3.07m approx)
With doors opening out to the rear garden.



OPEN PLAN KITCHEN

25'2" x 23'3" (measurements to extremes) approx (7.67m x 7.09m (measurements to extremes) approx)
Superb space situated to the rear with bi-folding doors opening out to the rear garden. The kitchen has been thoughtfully designed and includes many integrated appliances. There is an extensive range of fitted units to one wall with a large central island with quartz worksurfaces and solid oak breakfast bar to one end. There is an under counter sink unit with Quooker hot water tap, larder fridge and freezer, double oven, combination microwave oven, dishwasher, induction hob with down filter, washing machine, coffee machine and wine fridge. There is also an integrated bin cupboard and 50" TV included.

A log burning stove is situated along one wall.



KITCHEN AREA



LIVING AREA



FIRST FLOOR

LANDING

With staircase leading to the second floor.



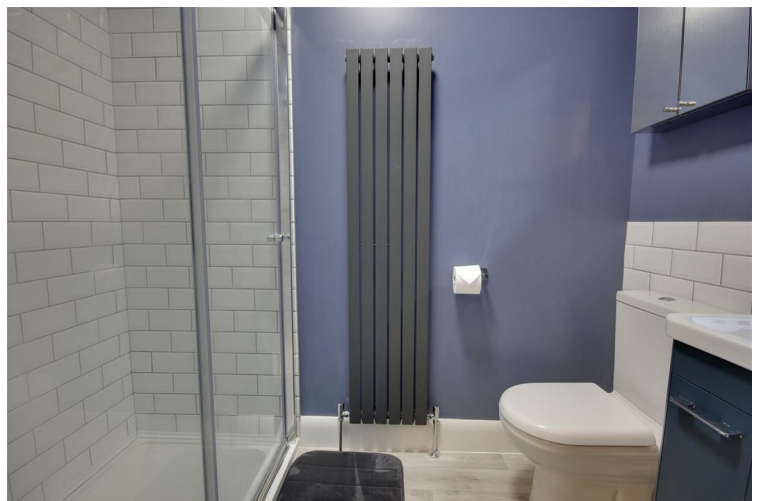
BEDROOM 1

12'2" x 13'11" (max) approx (3.71m x 4.24m (max) approx)
With large bay window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Window to side.



BEDROOM 2

14'11" x 12'0" approx (4.55m x 3.66m approx)
Window to rear.



BEDROOM 3

8'7" x 8'6" approx (2.62m x 2.59m approx)
Window to rear.



BEDROOM 4

11'1" x 7'5" approx (3.38m x 2.26m approx)
Window to front.



BATHROOM

With luxurious suite comprising a freestanding bath, walk in shower with glass panel, vanity unit with wash hand basin, low flush W.C. and heated towel rail. Window to side.



SECOND FLOOR

LANDING/STUDY AREA

With window to side



BEDROOM 5

15'0" x 11'10" approx (4.57m x 3.61m approx)
With fitted wardrobes and Velux window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail and Velux to front.

OUTSIDE

Electric wrought iron gates open up to the driveway and extensive gravelled and block set parking forecourt which leads onwards to the detached garage. The rear garden is lawned with attractive decked area, pond and patio.



REAR VIEW



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

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

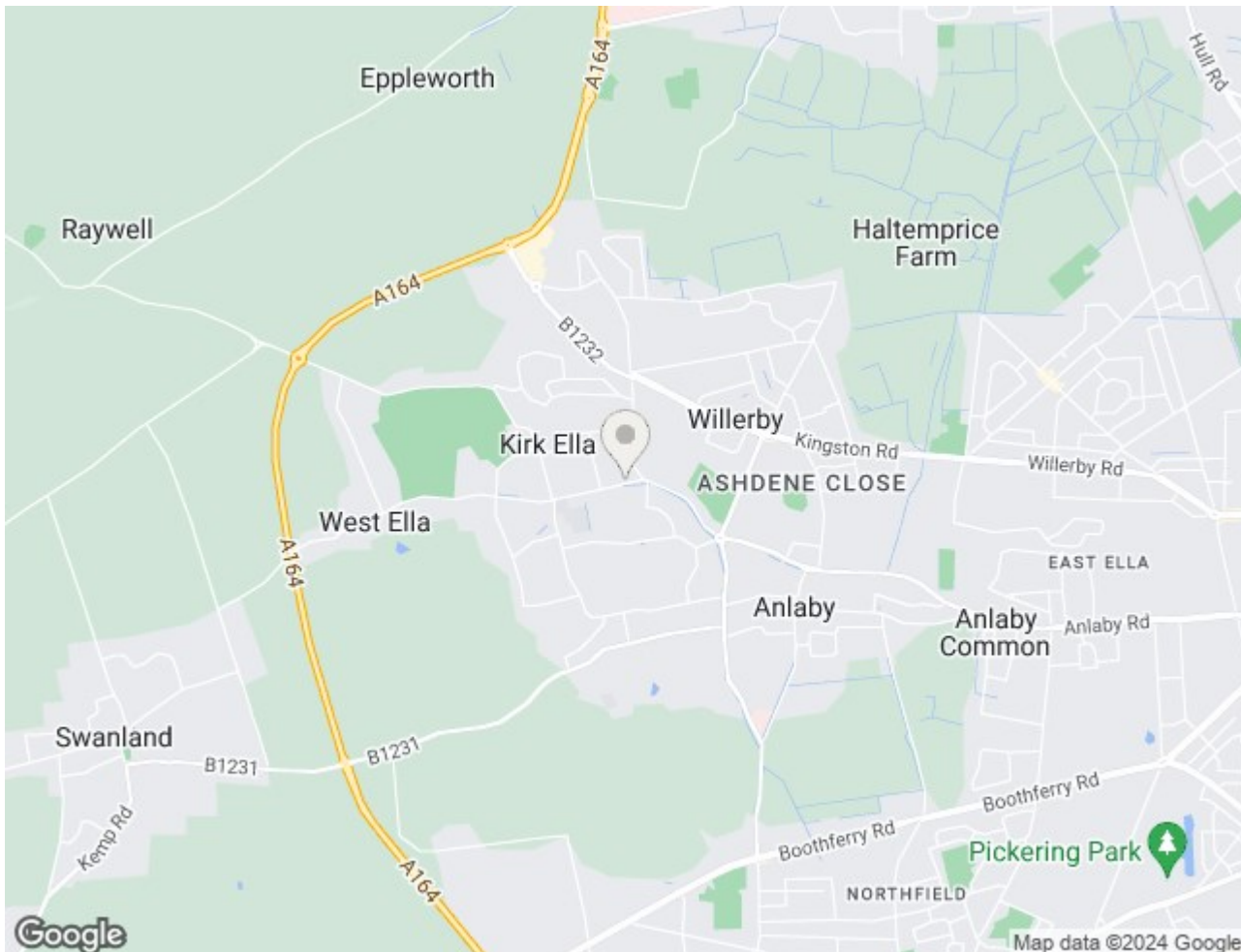
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



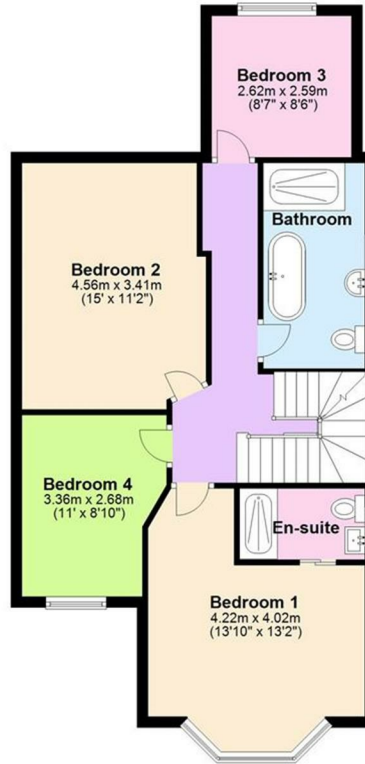
Ground Floor

Approx. 113.9 sq. metres (1226.1 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.6 sq. feet)



Second Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 208.4 sq. metres (2243.4 sq. feet)

