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Limb
MOVING HOME



24 West Ella Way, Kirk Ella, East Yorkshire, HU10 7LW

- 📍 Plot of Around 0.35 Acre
- 📍 Spectacular Rear Garden
- 📍 Individual Detached House
- 📍 Council Tax Band = F
- 📍 4 Bedrooms
- 📍 Further Potential
- 📍 Highly Desirable Location
- 📍 Freehold/EPC = D

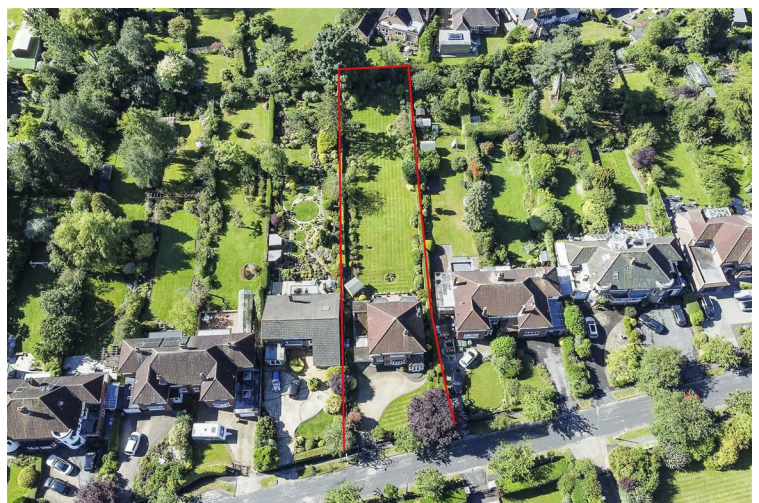
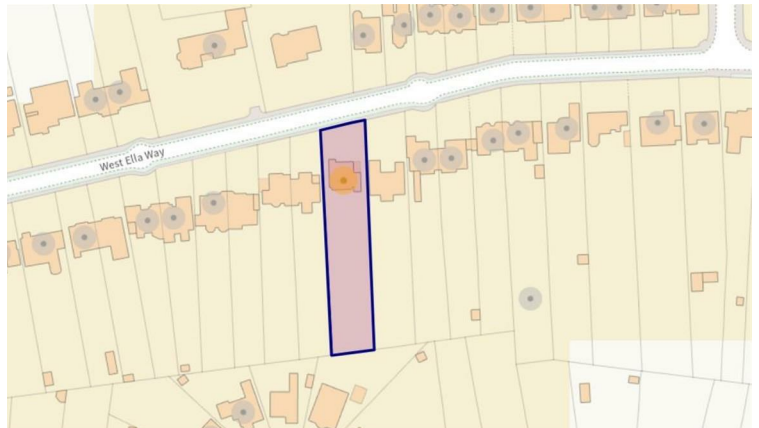
£600,000

INTRODUCTION

With its stunning rear garden this individual detached house stands in a fabulous plot of approximately 0.35 acre on the south side of West Ella Way. Believed to have built in the 1930's by the well renowned local builder Alma Jordan, the property has been well maintained over the years and provides an attractive range of accommodation with further potential. The property is situated in this highly sought after street scene with the advantage of being on the south side and in a section of 'no through road' making it a truly desirable and tranquil position which is so convenient for the surrounding amenities. The layout is depicted on the attached floorplan and briefly comprises an entrance porch, elegant hallway and an open plan living room and dining room, both with bay windows which provide a super view of the garden. There is also a kitchen and breakfast room. At first floor are 4 bedrooms, en-suite shower room, bathroom and a box room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The grounds are simply stunning with the rear garden extending to approximately 200 feet in length being mainly lawned, bounded by well stocked borders which have many areas of interest. Viewing is recommended to fully appreciate the appeal of this beautiful home.

LOCATION

West Ella Way is one of the area's most sought after locations being an established cul-de-sac of many fine homes. Situated to the west of Hull, Kirk Ella has a number of local shops within the village centre and the surrounding area offers a more extensive range of shops and public amenities. The well reputed junior school of St Andrews is on Mill Lane and West Ella Way lies within the Wolfreton Secondary School catchment area, with public schooling available at nearby Hesse Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and a westerly direction through the village network to the A63/M62 motorway. Anlaby retail park lies nearby, home to many big brands, including Next and M&S food outlet. Haltemprice sports centre lies nearby together with many other recreational facilities.



ACCOMMODATION

Double doors open to the:

ENTRANCE PORCH

With tiled floor, attractive residential entrance door with inset stained glass opens to the entrance hall.

ENTRANCE HALLWAY

An elegant hallway with stairs leading up to the first floor.



W.C.

With low level W.C. and wash hand basin.

LOUNGE

18'0" x 12'5" approx (5.49m x 3.78m approx)

Plus bay window to the rear providing a stunning view of the garden. There is also an external access door out to the patio. The chimney breast houses a feature fire surround with marble hearth and back plate with open fire. There is a wide archway providing access through to the dining room.



DINING ROOM

12'0" x 16'0" approx (3.66m x 4.88m approx)
Plus deep bay window to rear elevation overlooking the garden.
Decorative niches to one wall with inset shelving and cupboards.



DINING ROOM BAY WINDOW



BREAKFAST KITCHEN

21'3" x 12'5" approx (6.48m x 3.78m approx)

Open plan in style, the kitchen features an attractive range of shaker style units with work surfaces, one and a half sink and drainer with mixer tap. There is an integrated Neff double oven, 5 ring gas hob, filter hood, dishwasher and fridge freezer. Windows overlook the garden to the front and there is an external access door to the side carport which is attached to the garage.



BREAKFAST AREA



FIRST FLOOR

LANDING

Having a range of storage cupboards.

BEDROOM 1

12'0" x 12'4" approx (3.66m x 3.76m approx)
Plus deep bay window to rear elevation providing a stunning view down the garden.



VIEW



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle.



BEDROOM 2

16'5" x 12'5" approx (5.00m x 3.78m approx)
Plus bay window to rear elevation providing a great view of the garden. A door gives access out to the balcony. The bedroom has fitted wardrobes and cupboards.



BALCONY VIEW



BEDROOM 3

12'0" x 8'6" approx (3.66m x 2.59m approx)
Window to front elevation. Cupboard to corner. Vanity wash hand basin to corner.



BEDROOM 4

10'0" x 7'8" approx (3.05m x 2.34m approx)
Corner windows, built in cupboard.



BATHROOM

9'8" x 6'7" approx (2.95m x 2.01m approx)
With suite comprising low level W.C., wash hand basin, bath with shower attachment, tiled surround.



OUTSIDE

A lawned garden extends to the front and a gravelled driveway provides excellent parking. A side drive leads to a carport which is attached to a single garage having an automated up and over entry door. To the rear of the garage is a utility room with sink and drainer and plumbing for automatic washing machine. Overall the property stands in a plot of approximately 0.35 acre with the rear garden extending to around 200 feet in length. The garden enjoys a southerly aspect and has a paved patio running directly to the rear of the house. There is an extensive lawn beyond, complimented by well stocked borders with many areas of interest. There is also an angled summerhouse to make the most of the sun. To the far end of the garden lies a screened area which houses a garden shed.



REAR VIEW



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

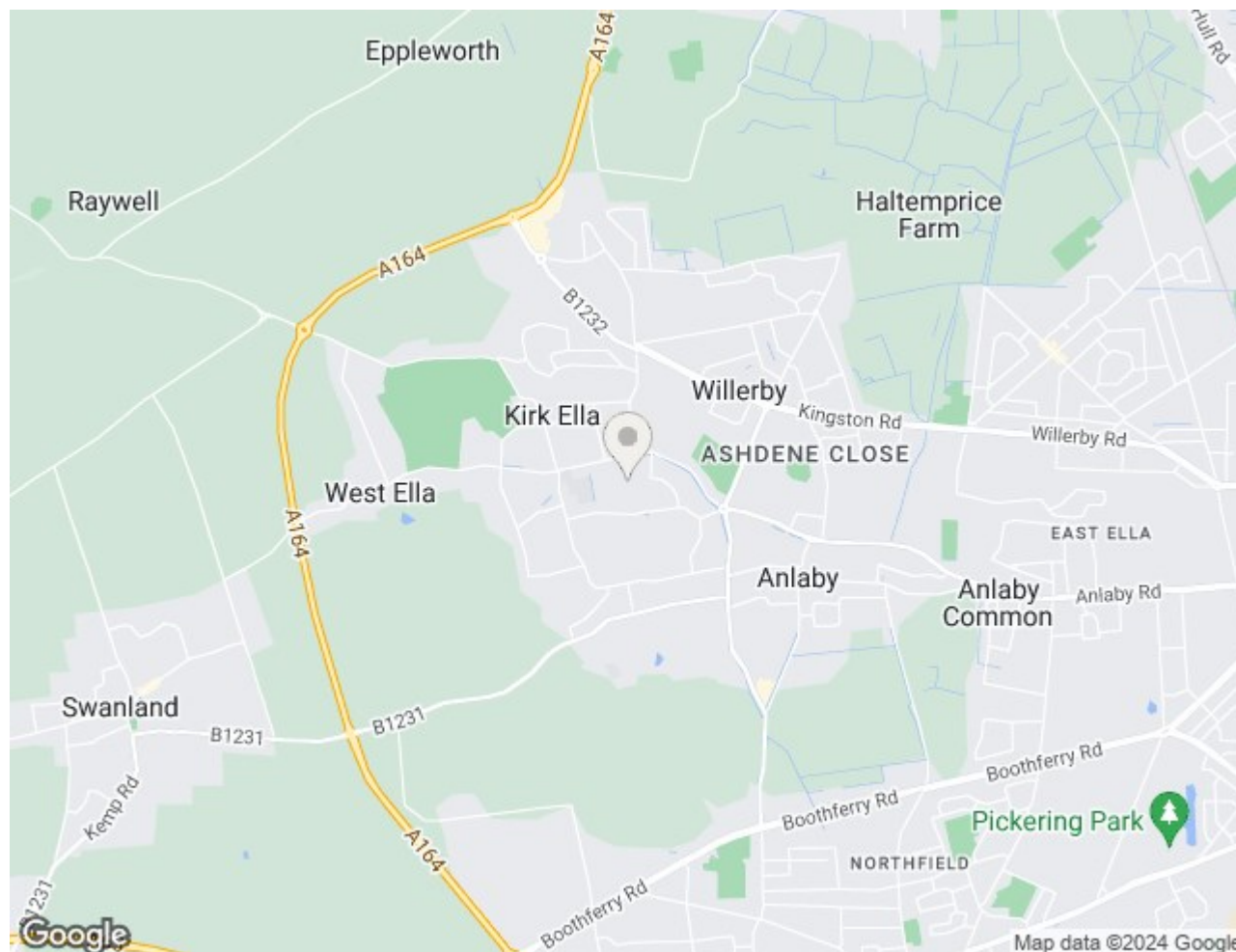
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

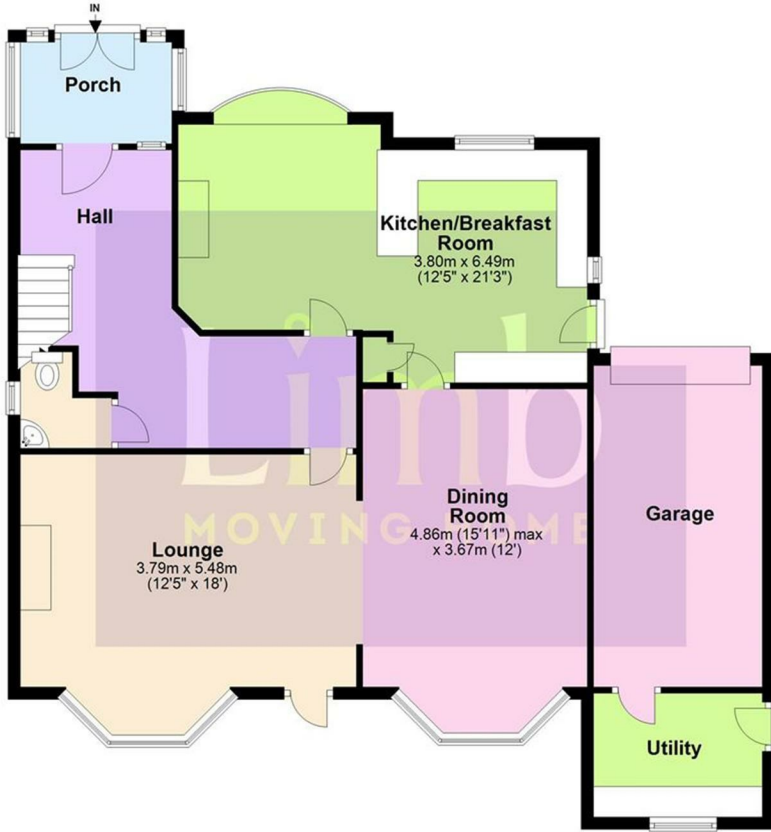
VALUATION SERVICE

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.



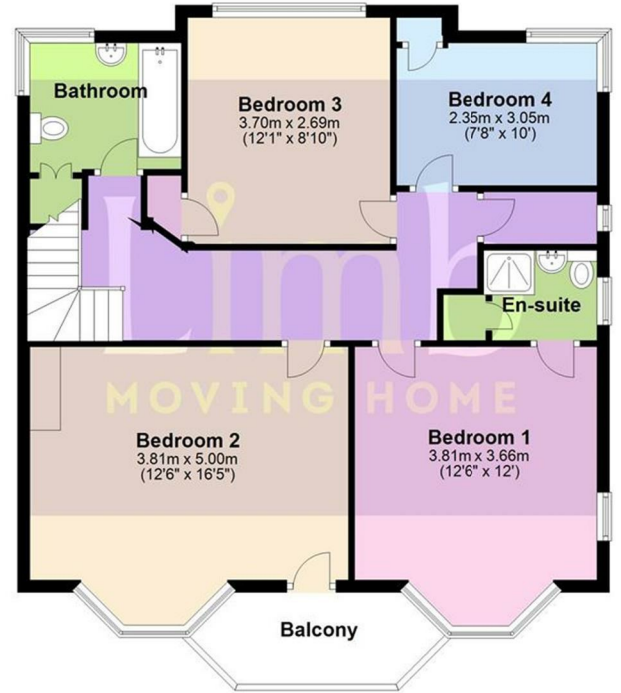
Ground Floor

Approx. 108.8 sq. metres (1170.6 sq. feet)



First Floor

Approx. 83.4 sq. metres (897.5 sq. feet)



Total area: approx. 192.1 sq. metres (2068.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	