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Limb
MOVING HOME



44 West Ella Way, Kirk Ella, East Yorkshire, HU10 7LR

- 📍 5 Bedrooms
- 📍 Highly desirable location
- 📍 Immaculately presented
- 📍 Council Tax Band = F
- 📍 Deceptively large plot
- 📍 Contemporary and art-deco features
- 📍 Ample parking
- 📍 Freehold/EPC = D

£625,000

INTRODUCTION

Nestled in the charming West Ella Way, Kirk Ella, this simply stunning semi detached house is a true gem waiting to be discovered. Boasting five bedrooms, this property offers ample space for a growing family or those who love to entertain guests having been significantly remodelled and extended over recent times.

As you step inside, you'll be greeted by a seamless blend of traditional charm and modern elegance. The contemporary interior design, coupled with art-deco detailing, creates a unique and stylish atmosphere that is sure to impress even the most discerning viewer.

The property sits on a deceptively large plot approaching a third of an acre, with a south facing rear garden extending to approximately 275 feet providing plenty of outdoor space for relaxation or outdoor activities. Inside, the spacious and immaculate interior offers a tranquil retreat from the hustle and bustle of everyday life.

Whether you're looking for a peaceful sanctuary to call home or a place to host unforgettable gatherings, this house has it all. Don't miss the opportunity to make this exquisite property your own and experience the best of both worlds - classic charm and contemporary luxury.

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 opening to:

ENTRANCE PORCH

With tiled floor and half-glass feature door providing access to:



ENTRANCE HALL

17'09" x 8'08" approx (5.41m x 2.64m approx)

With a window to front, storage cupboard and wooden flooring; providing access to Lounge, Dining Room, Kitchen/Living Room and the upstairs of the property.



KITCHEN/LIVING ROOM

30'11" x 13'09" approx (9.42m x 4.19m approx)

This stunning extended space is situated to the rear of the property with two sets of bi-folding doors seamlessly blending inside to out. The kitchen has a range of contemporary high gloss units with marble worksurfaces plus a fabulous central island with granite worksurface and breakfast bar. Within the island is ample storage, an induction hob plus concealed pop-up extractor fan. There is a sink and drainer with instant hot water tap, two NEFF ovens and microwaves, integrated dishwasher and the freestanding American style fridge/freezer with ice and water dispenser. There is underfloor heating and two remote-controlled rain sensor Velux windows.





LOUNGE

18'5" x 12'11" approx (5.61m x 3.94m approx)

The charming, spacious lounge seamlessly blends contemporary design with classic living through a feature chimney breast with inset electric fireplace and wooden flooring.



DINING ROOM/SITTING ROOM

16'4" x 14'09" (4.98m x 4.50m)

This homely space provides a gas stove into stone hearth with oak mantle, and art-deco design including a curved interior wall. Rear window and French doors provide views and access to the patio and garden.



REAR LOBBY

5'08" x 2'10" approx (1.73m x 0.86m approx)

With external access door to side.

UTILITY ROOM

With fitted units, ceramic sink and drainer, plumbing for a washing machine, space for tumble dryer. Internal access door to store.



CLOAKS/W.C.

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

LANDING

Light floods through stained-glass window to side. Space provides access to four bedrooms and a bathroom, as well as a door to roof-balcony space and a stairway to the second floor with feature skylight.

BEDROOM 2

12'10" x 16'07" approx (3.91m x 5.05m approx)
Large bedroom space with art-deco arch and built in wall-storage.
Windows to rear with exquisite fitted Roman blinds.



BEDROOM 3

12'10" x 13'10" approx (3.91m x 4.22m approx)
Windows to front with fitted Roman blinds and built in storage space.



BEDROOM 4

7'09" x 11'11" approx (2.36m x 3.63m approx)
Featuring laminate flooring with window to front, side and rear - well suited to optional use as a home office.



BEDROOM 5

8'08" x 7'09" approx (2.64m x 2.36m approx)
Windows to front with fitted Roman blinds.



BATHROOM

8'10" x 6'04" approx (2.69m x 1.93m approx)
Contemporary tiled suite comprising "walk in" shower with rainhead and handheld shower, freestanding bathtub to side. Additional fittings include W.C. and vanity unit comprising wash-hand basin beneath windows to the rear of the property.



BEDROOM 1

17'07" x 12'01" approx (5.36m x 3.68m approx)
Staircase from landing leads up to this stunning open bedroom. Windows to the rear stretch from the floor to the vaulted ceiling, providing an enviable curtain-wall design feature and incorporating French doors to a Juliet-style balcony, which allows access to fresh air and views over the plot and mature garden. Clean, fitted wardrobes to the front of the room alongside the free 'dressing' area to side.



EN-SUITE BATHROOM

8'4" x 9'2" approx (2.54m x 2.79m approx)

This beautiful adjoining en-suite incorporates unique individual aspects such as an oval free-standing bath, vanity unit and mirror comprising double wash-hand basin, and sprinkler rainhead shower.



OUTSIDE

The property occupies a large plot approach 1/3 acre. Electric gates open up to the block set forecourt which provides parking for multiple vehicles. The rear garden enjoys a southerly aspect with an extensive lawn of approximately 275 feet, hedging to the boundary and two sheds. There is a large paved terrace directly adjoining the rear of the property, ideal for outdoor dining and entertaining.





PAVED TERRACE



REAR VIEW



STORAGE

13'07" x 6'11" approx (4.14m x 2.11m approx)
With access door to utility.

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

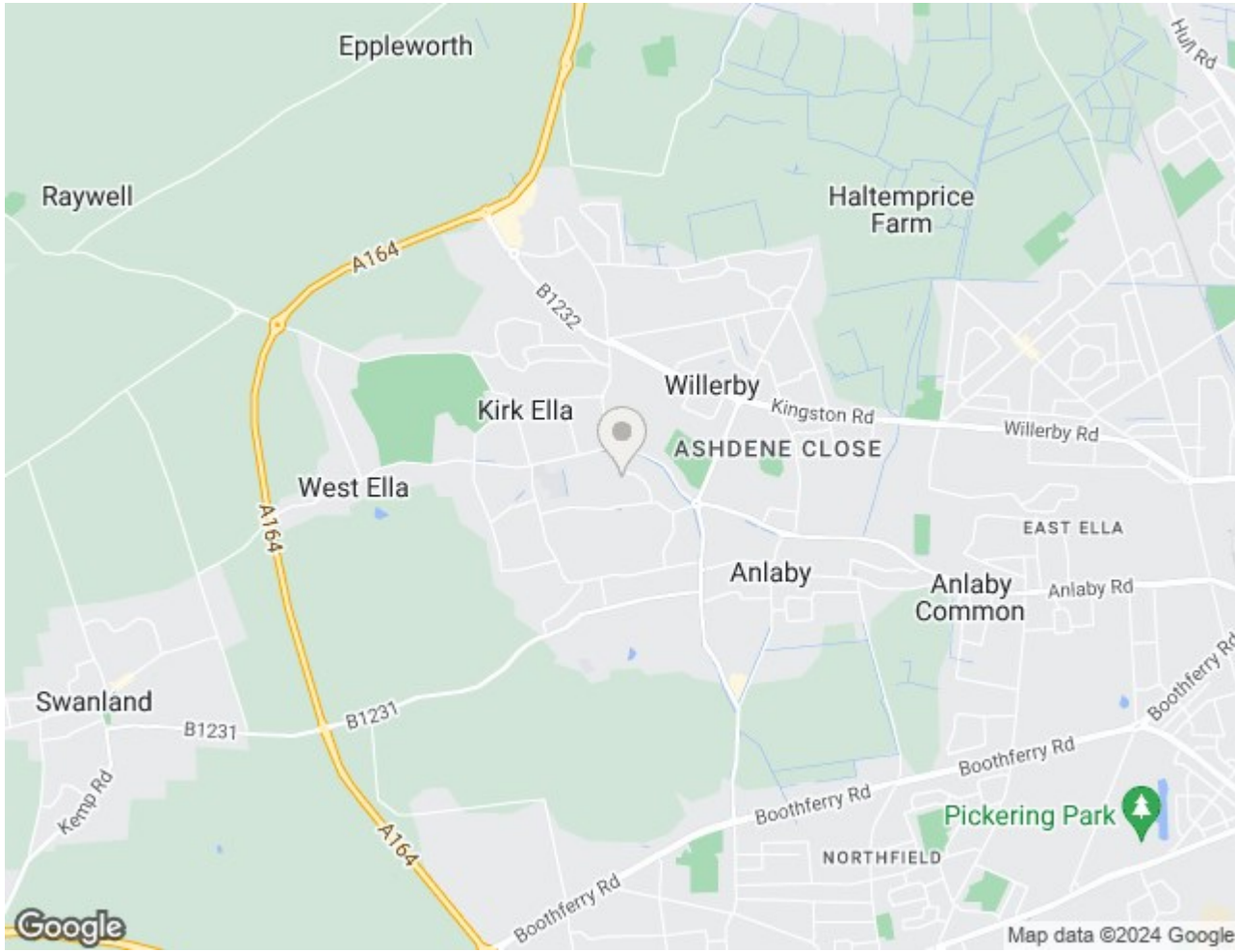
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

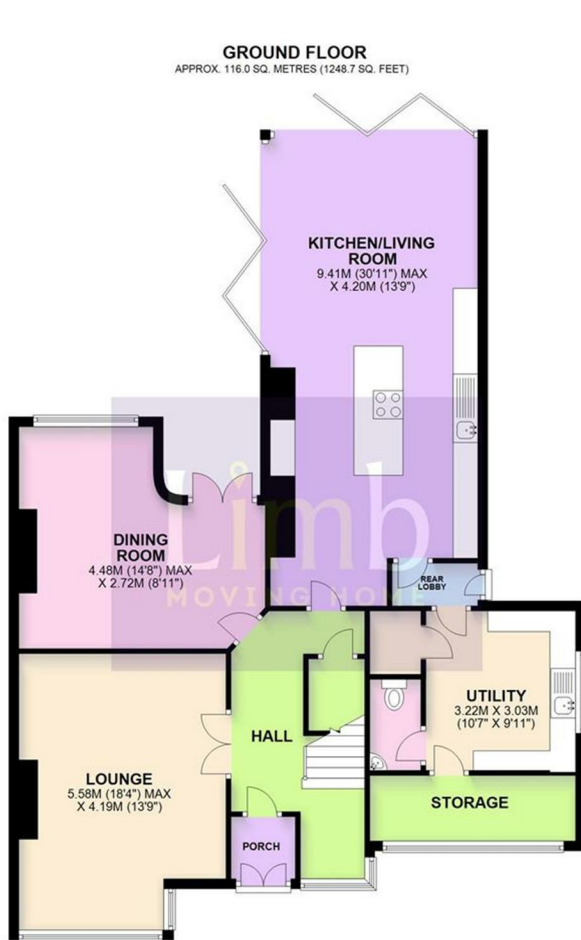
PHOTOGRAPH DISCLAIMER

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.





TOTAL AREA: APPROX. 226.1 SQ. METRES (2433.6 SQ. FEET)
44 WEST ELLA WAY, KIRK ELLA

