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Limb
MOVING HOME



117 South Ella Way, Kirk Ella, East Yorkshire, HU10 7LZ

- 📍 Detached House
- 📍 Significantly Extended
- 📍 Features Galore!
- 📍 Council Tax Band = E

- 📍 Six Beds/Three Baths
- 📍 Fabulous Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = C

£499,950

INTRODUCTION

This superb detached house has been significantly extended by the current owners creating a spacious family home offering much versatility with features galore! A particular feature is the stunning south facing rear garden with patio areas, bar and summerhouse with hot tub. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, dining kitchen, lounge, garden room plus three bedrooms, en-suite shower room and bathroom. A staircase leads up to the first floor where there are three further double bedrooms and a shower room all accessed from the galleried landing. The property has the benefit of double glazing and gas central heating.

To the front of the property is a block set driveway providing ample off street parking. A gate opens to the side and leads through to the rear garden. The rear garden enjoys a southerly aspect and is mainly lawned with attractive borders. The garden is ideal for entertaining with patio areas, built in seating, covered patio with pergola plus a summerhouse with hot tub. The garage has been converted to a bar with power and lights.

All in all, one not to miss!

LOCATION

South Ella Way is a highly regarded residential area which lies between Mill Lane and Beverley Road in Kirk Ella, one of the areas most desirable locations situated to the west side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling which includes nearby St. Andrews primary school and Wolfreton secondary school. The Haltemprice community and sports centre is easily accessible in addition to which Anlaby retail park lies nearby where such shops as Morrisons, M&S Food and a Next can be found. Convenient access to the A63 is available which leads to Hull City Centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and galleried landing.

DINING KITCHEN



KITCHEN AREA

16'5" x 10'0" approx (5.00m x 3.05m approx)
Having a range of fitted base and wall units, complementing worksurfaces, one and a half bowl sink and drainer with shower style mixer tap, tiled splashbacks, range style cooker, breakfast bar, plumbing for a washing machine, inset spot lights, window to side and door to rear garden.



DINING AREA

11'11" x 8'10" approx (3.63m x 2.69m approx)
Window to side.



LOUNGE

19'1" x 10'9" approx (5.82m x 3.28m approx)
With feature fire surround housing a living flame gas fire, window to side. Patio doors open through to the garden room.



GARDEN ROOM

17'0" x 9'0" approx (5.18m x 2.74m approx)

Light and spacious room with lantern skylight, two sets of French doors opening out to the side and bi-folding doors leading out to the rear and patio area.



BEDROOM 1

13'11" x 11'10" approx (4.24m x 3.61m approx)

With fitted wardrobes and window to front.



BEDROOM 2

11'9" x 10'10" approx (3.58m x 3.30m approx)
Window to front.



BEDROOM 3

10'10" x 9'3" approx (3.30m x 2.82m approx)
With built in wardrobe and window to side.

EN-SUITE SHOWER ROOM

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

BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Heated towel rail and windows to side.



FIRST FLOOR

GALLERIED LANDING

With Velux window to side.



BEDROOM 4

15'3" x 10'3" approx (4.65m x 3.12m approx)
With Velux windows to side elevation.



BEDROOM 5

15'3" x 10'3" approx (4.65m x 3.12m approx)
With Velux windows to side elevation.



BEDROOM 6

20'11" x 7'7" approx (6.38m x 2.31m approx)
With built in wardrobes and Velux windows to front elevation.



SHOWER ROOM

With wet room style tiled shower, vanity unit with wash hand basin and low flush W.C. Velux window to side.



OUTSIDE

To the front of the property is a block set driveway providing ample off street parking. A gate opens to the side and leads through to the rear garden. The rear garden enjoys a southerly aspect and is mainly lawned with attractive borders. The garden is ideal for entertaining with patio areas, built in seating, covered patio with pergola plus a summerhouse with hot tub. The garage has been converted to a bar with power and lights. To the rear of the garden is a gate giving access to a further garden area ideal is a work area complete with two sheds and covered work area.



BAR



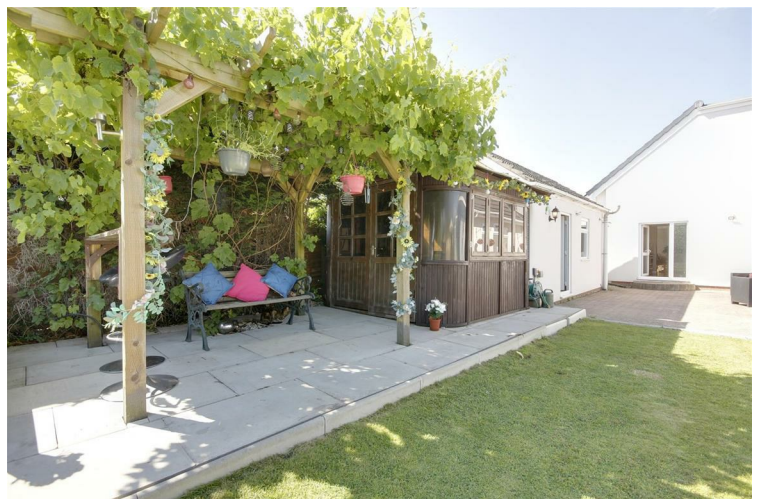
PATIO



PATIO WITH BUILT IN SEATING



PATIO & SUMMERHOUSE



REAR VIEW



WORKSHOP AREA & SHEDS



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.

