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Limb
MOVING HOME



154 West Ella Road, Kirk Ella, East Yorkshire, HU10 7RR

- 📍 Beautifully Appointed
- 📍 Versatile Detached Property
- 📍 Lounge & Dining Room
- 📍 Council Tax Band = F
- 📍 Three/Four Bedrooms
- 📍 Drive & Double Garage
- 📍 Beautiful Gardens
- 📍 Freehold/EPC = D

£525,000

INTRODUCTION

An exceptional opportunity to acquire an immaculately presented and beautifully appointed modern detached property, positioned on a highly desirable street. Offered in superb condition and ready for immediate enjoyment, this home provides a flexible layout with bedrooms conveniently located on both the ground and first floors. The well-proportioned accommodation includes a spacious and inviting entrance hall, a ground floor shower room, a versatile dining room/bedroom, a substantial 21' lounge, a conservatory, a sitting room with direct access to the rear garden, a dining kitchen, and a utility room. The first floor offers three double bedrooms, including an en-suite to the principal bedroom, and a family bathroom with a four-piece suite.

Wrought iron gates open to an attractive lawned front garden and a block-set driveway leading to a double garage with an electric door. The lovely rear garden is a particular feature, with established shrubbery creating a beautiful outlook, a rear patio, a lawn, and a further patio area.

LOCATION

The property stands in one of the region's most desirable residential addresses which is characterised by many fine homes of distinction. The property itself stands on the south side of West Ella Road opposite Hull Golf Club and lies on the fringe of West Ella village, close to where it meets the adjoining village of Kirk Ella. The surrounding area offers an excellent range of shops and amenities including the newly refurbished Haltemprice Sports centre. St Andrew's Primary School and Wolfreton secondary school can be found nearby along with private schooling at Hull Collegiate and Hymers college. The property is located upon a bus route and is also convenient for access to Hull city centre, the Humber Bridge, the historic market town of Beverley and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE VESTIBULE

With door to:



ENTRANCE HALL

Spacious and welcoming with original stained and varnished floor. Large coat cupboard.



SHOWER ROOM

With suite comprising a corner shower enclosure, low flush W.C., vanity unit with wash hand basin, tiled surround and window to front elevation.



DINING ROOM/BEDROOM 4

9'11" x 9'11" approx (3.02m x 3.02m approx)

With original stained and varnished floor, window to front elevation.



LOUNGE

21'9" x 11'11" approx (6.63m x 3.63m approx)

Feature marble fire surround housing an electric fire. Window to side. Patio doors to conservatory.



LOUNGE - ALTERNATIVE VIEW



CONSERVATORY

11'11" x 8'6" approx (3.63m x 2.59m approx)

Door leads out to the rear garden.



SITTING ROOM

13'11" x 10'0" approx (4.24m x 3.05m approx)

Original stained and varnished floor, double doors open out to the rear garden.



DINING KITCHEN

15'5" x 13'11"(max) approx (4.70m x 4.24m(max) approx)

Having a range of fitted base and wall units with wood effect work surfaces, ceramic one and a half sink and drainer with mixer tap. Integrated appliances include a double oven, microwave, hob with extractor over, fridge/freezer and dishwasher. There is ample space for a dining table and chairs. Tiled floor, windows to side and rear elevations.



DINING KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

With base unit, ceramic sink and drainer, plumbing for automatic washing machine, space for tumble dryer, window and external access door to side.

FIRST FLOOR

LANDING

Spacious landing with window to front elevation and access to roof void.



BEDROOM 1

13'10" x 11'11" approx (4.22m x 3.63m approx)
Extending to 18'5". Windows to front and side elevations. Built in wardrobe.



EN-SUITE SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin, low flush W.C., tiling to walls and floor.



EN-SUITE SHOWER ROOM - ALTERNATIVE VIEW



BEDROOM 2

13'10" x 9'10" approx (4.22m x 3.00m approx)
Built in wardrobe and window to rear elevation.



BEDROOM 3

9'11" x 9'10" approx (3.02m x 3.00m approx)
Window to rear elevation.



BATHROOM

With four piece suite comprising a shower enclosure, bath with shower attachment, pedestal wash hand basin, low flush W.C., tiled floor, partly tiled walls, window to side elevation.



OUTSIDE

Outside the property is accessed via wrought iron gates to a block set driveway providing excellent parking and leading to the double garage with automated up and over entry door and a personal door into the main accommodation. There is also a lawn to the front with planted borders.

The well enclosed rear garden is mainly lawned with borders planted with a variety of mature shrubs and trees. A patio area directly adjoins the rear of the property.



GARDEN



GARDEN - ALTERNATIVE VIEW



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 F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

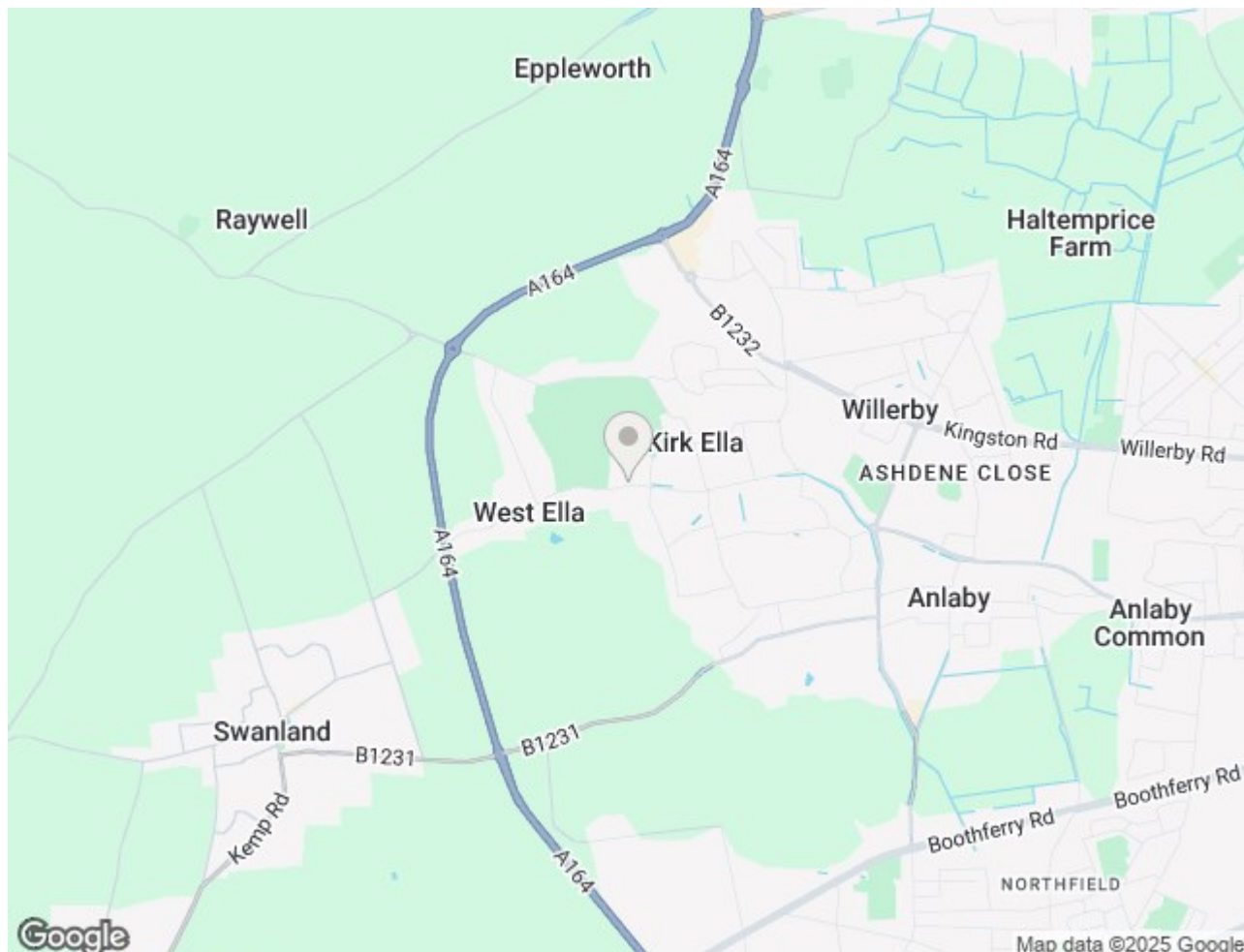
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

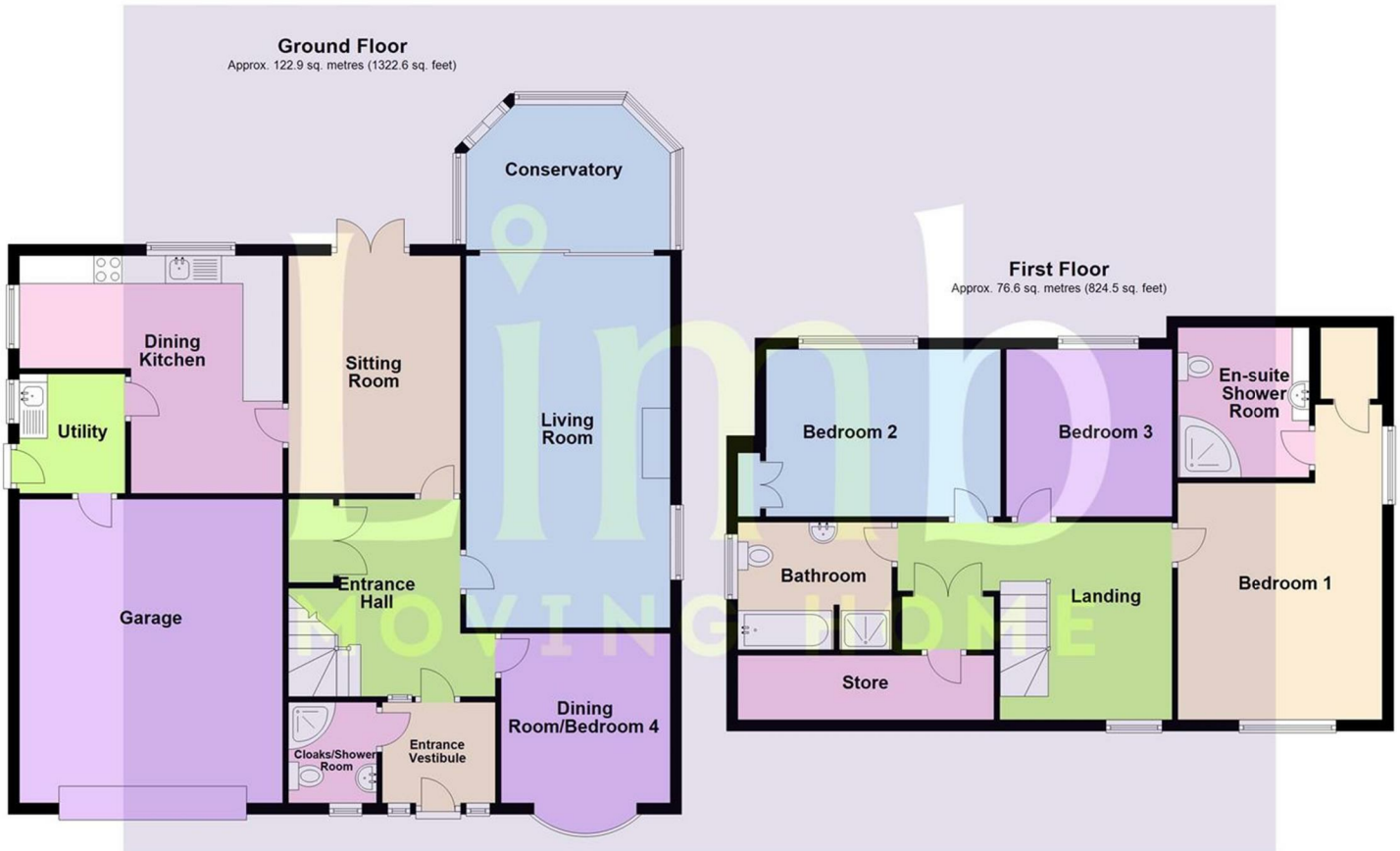
PHOTOGRAPH DISCLAIMER

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. 199.5 sq. metres (2147.1 sq. feet)
154 West Ella Road, West Ella

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	