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**Limb**  
MOVING HOME



*31 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QD*

📍 Outstanding Semi Detached

📍 Prime Location

📍 Fabulous Living Kitchen

📍 Council Tax Band = F

📍 4 Beds/2 Baths

📍 Beautifully Appointed

📍 South Facing Garden

📍 Freehold/EPC =

**£650,000**



## INTRODUCTION

This outstanding period semi detached house stands in one of the areas most desirable locations and a viewing can only fully appreciate the appeal of this first class family home. Beautifully appointed and extended, the layout is depicted on the attached floorplan and includes a fabulous contemporary open plan living kitchen with a wall of bi fold doors, vaulted ceiling and a stunning range of kitchen units with grand central island. Features also include four reception rooms, a delightful hallway, galleried landing and four double bedrooms served by two luxurious bathrooms. The accommodation has gas fired central heating to radiators and uPVC double glazing installed. Outside the property has an impressive frontage to West Ella Road with a wrought iron and brick wall to the perimeter. A central block set driveway opens up in front of the house to provide plenty of parking and access to the garage. The rear garden is delightful, enjoying a south facing aspect and including an extensive paved patio, ornamental box hedging and planting together with lawns which enjoy mature borders making this a superb environment to relax or entertain in. In all, a wonderful family home in a highly desirable location.



## LOCATION

The property stands in one of the regions most desirable residential address which is characterised by many fine homes of distinction. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice community and sport centre. St Andrews primary school is close by and Wolfreton secondary school can be found in the neighbouring village of Willerby along with private schooling at Tranby and Hymers College which lie a short distance away. A bus stop on the road gives easy access to Hull city centre or in a westerly direction towards the villages. The surrounding area affords a good range of recreational facilities and the prestigious Hull Golf Club is nearby. The area also affords a number of retail parks and supermarkets plus cafes and bars making this an ideal place to live. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

A multi paned entrance door and matching side panel gives access to the entrance hall.

## ENTRANCE HALL

A welcoming hallway with striking panelled staircase leading up to the first floor and cupboard beneath. Feature stained glass window to side. Moulded coving.



## LOUNGE

A beautiful room with deep bay window to front elevation, wood flooring, moulded coving and the focal point is a feature fire surround housing a cast fireplace with inset "living flame" gas fire.



## SITTING ROOM

A elegant room situated to the rear of the house with contemporary glazed bay window to rear with central doors leading out to the garden. There is wood flooring, picture rail, integral coving and a stunning marble fire surround with cast grate and "living flame" gas fire upon a tiled hearth.



## DAY ROOM

With chimney breast housing a log burner upon a tiled hearth. Double contemporary doors open out to the rear garden, wood flooring.





## STUDY

With window to front and fitted window seat. Decorative panelling, coving to ceiling. A wall of fitted cupboards run to one wall. Attractive flooring, classic cast style radiator.



## LIVING KITCHEN

The hub of the house, this stunning open plan living kitchen provides plenty of space for dining, settees etc. in addition to the beautiful fitted kitchen. The kitchen has beautiful neutral tones units with quartz work surfaces to two walls complimented by a central grand island with inset twin Belfast style sink and antique style mixer tap. Appliances include an integrated dishwasher to the island, range cooker with canopied extractor hood above, microwave and fridge freezer. The far end of the room has a gable of glazing with "wall to wall" bi fold doors opening out to the rear terrace. There are a series of Velux windows allowing light to flood in and a tiled floor has underfloor heating.











### UTILITY ROOM

With matching fitted cupboards, quartz surfaces. Belfast sink with antique style mixer tap and space for washing machine and dryer. Internal door to garage.



### W.C.

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

### FIRST FLOOR



## GALLERIED LANDING

A split level galleried landing with a circular and rectangle stained glass windows to front elevation.



## BEDROOM 1

A peaceful room with window overlooking the rear garden.



## BEDROOM 2

With deep bay window to front elevation. Built in wardrobes to either side of chimney breast.



## BEDROOM 3

Window overlooking the rear garden.





## BEDROOM 4

Window to front and angled corner window allowing light to flood in.



## BATHROOM 1

A luxurious bathroom with suite comprising large shower area with glazed partition, free standing oval bath, low level W.C. and twin wash hand basins. Tiled surround and flooring.



## BATHROOM 2

A classic style suite with a high flush W.C., pedestal wash hand basin and claw footed free standing bath with mixer tap/shower attachment. Cupboard to corner.





## OUTSIDE

A central block set driveway opens up in front of the house to provide plenty of parking and access to the garage. The rear garden is delightful, enjoying a south facing aspect and including an extensive paved patio, ornamental box hedging and planting together with lawns which enjoy mature borders making this a superb environment to relax or entertain in.



## REAR VIEW



## SERVICES

All mains services are connected.

## 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

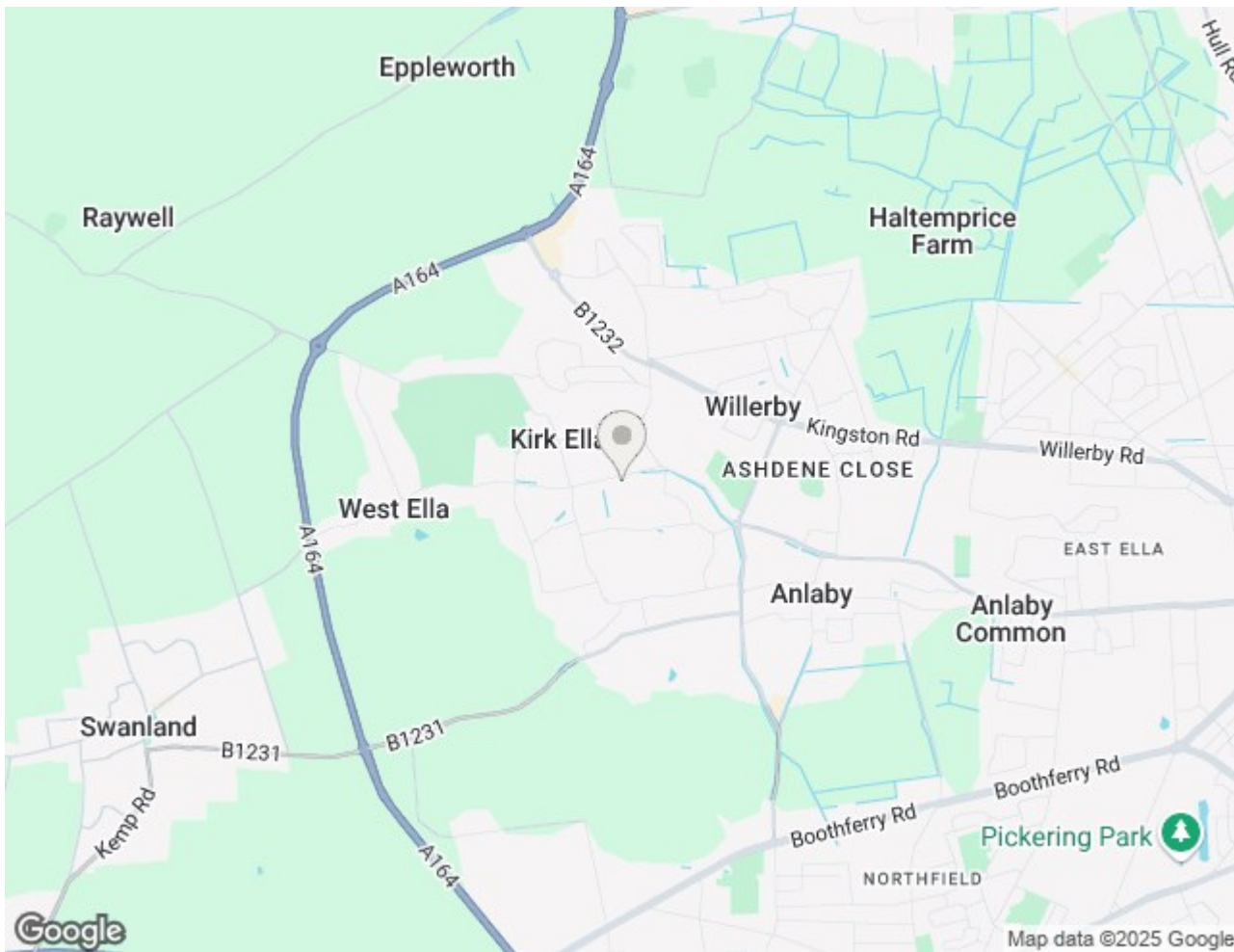
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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