



*114 South Ella Way, Kirk Ella, East Yorkshire, HU10 7LY*

 Semi-Detached House

 Garden with Summerhouse

 Three Bedrooms

 Council Tax Band = D

 Well Equipped Kitchen

 Stylish Shower Room

 Driveway & Garage

 Freehold / EPC = D

**£289,950**

## INTRODUCTION

Offered with no onward chain, this attractive bay-fronted semi-detached house provides generous living space, convenient off-street parking, and a large, appealing rear garden.

The accommodation features on the ground floor include a light-filled bay lounge connected via pocket doors to the rear sitting/dining room with patio access, plus a practical, fully equipped kitchen. The first floor hosts three bedrooms and a modern shower room. The front provides parking and a lawned garden, with double gates leading to the detached garage. The substantial rear garden is predominantly lawned with a patio and benefits from a summerhouse/bar featuring a log burner, creating a perfect secluded retreat or entertaining area.



## LOCATION

The property is situated along South Ella Way close to its junction with Mill Lane, Kirk Ella. 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.

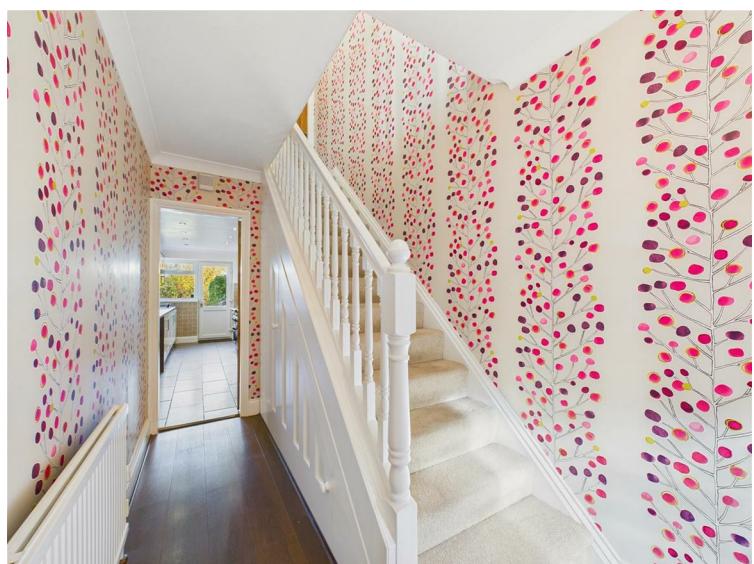
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

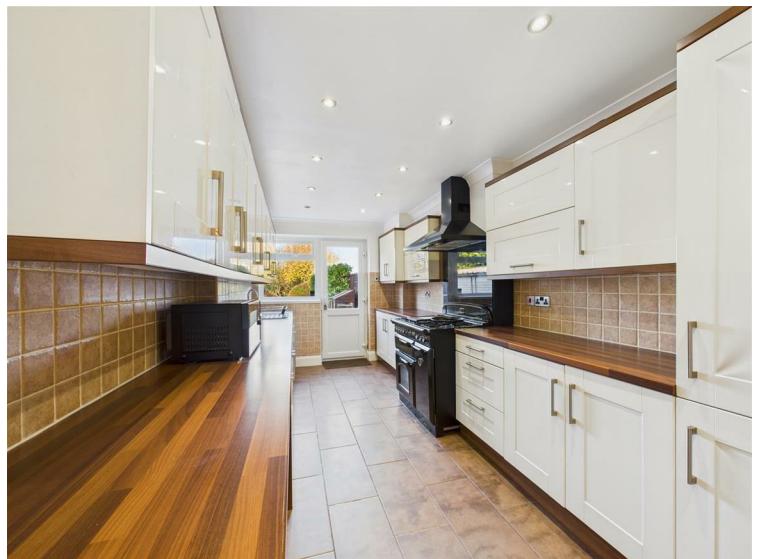
### ENTRANCE HALL

With staircase leading up to the first floor and cupboard under.



## KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a sink and drainer plus a host of appliances including a Rangemaster cooker with filter hood above, fridge/freezer, dishwasher and washing machine. Inset spot lights, window and external access door to rear.



## LOUNGE

Featuring a fire surround with cast insert and open fire. Bay window to the front elevation. Pocket doors lead through to the sitting/dining Room.



## SITTING/DINING ROOM

With windows to side and patio doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

With airing cupboard and loft access hatch.

## BEDROOM 1

With decorative cast fireplace and bay window to the front elevation.



## BEDROOM 2

With window to rear.



### BEDROOM 3

Window to front.



### SHOWER ROOM

With stylish suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Feature flooring and windows to rear



## OUTSIDE

The front provides parking and a lawned garden, with double gates leading to the detached garage. The substantial rear garden is predominantly lawned with a patio and benefits from a summerhouse/bar featuring a log burner, creating a perfect secluded retreat or entertaining area.



*REAR VIEW*



*SUMMERHOUSE/BAR*





## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

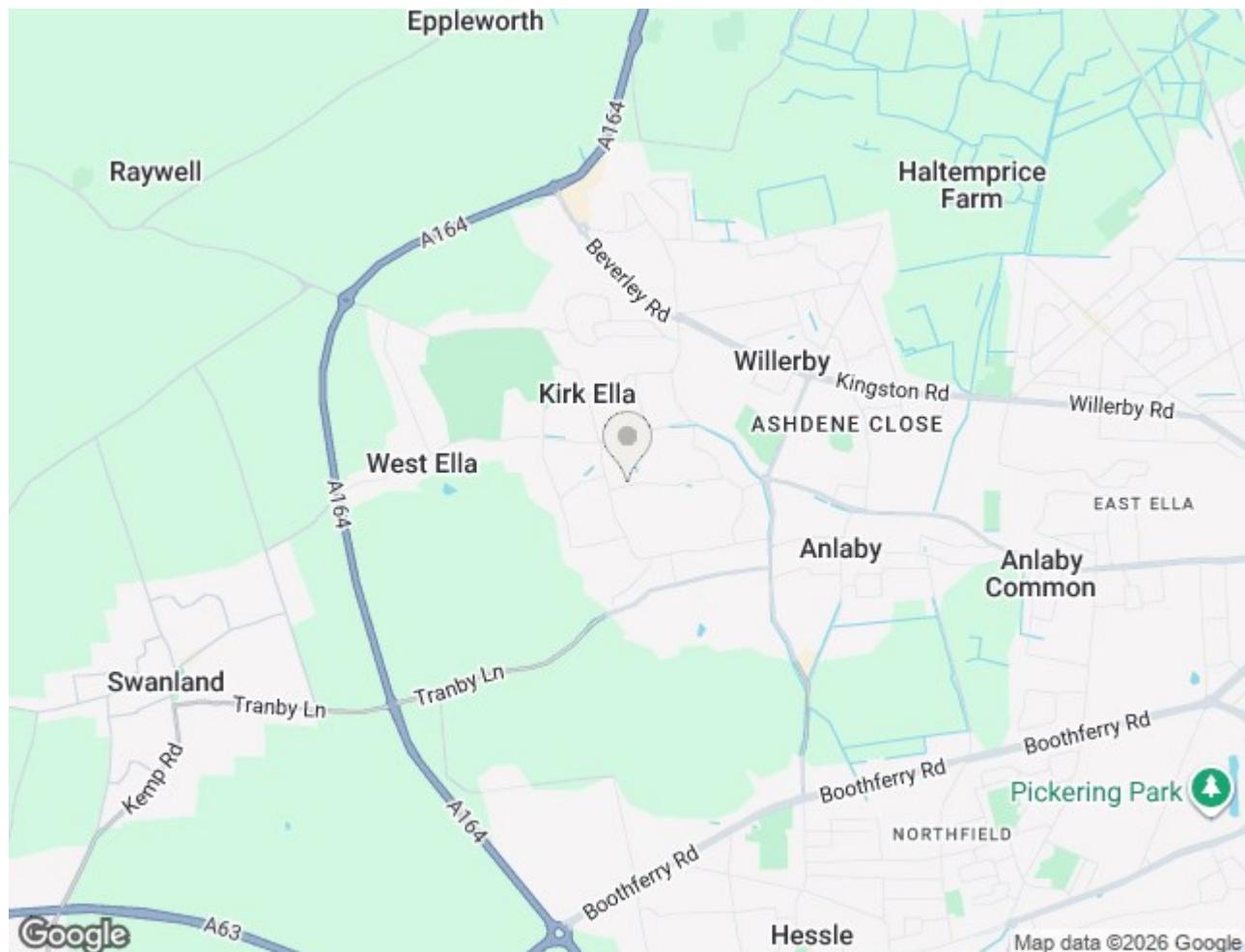
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

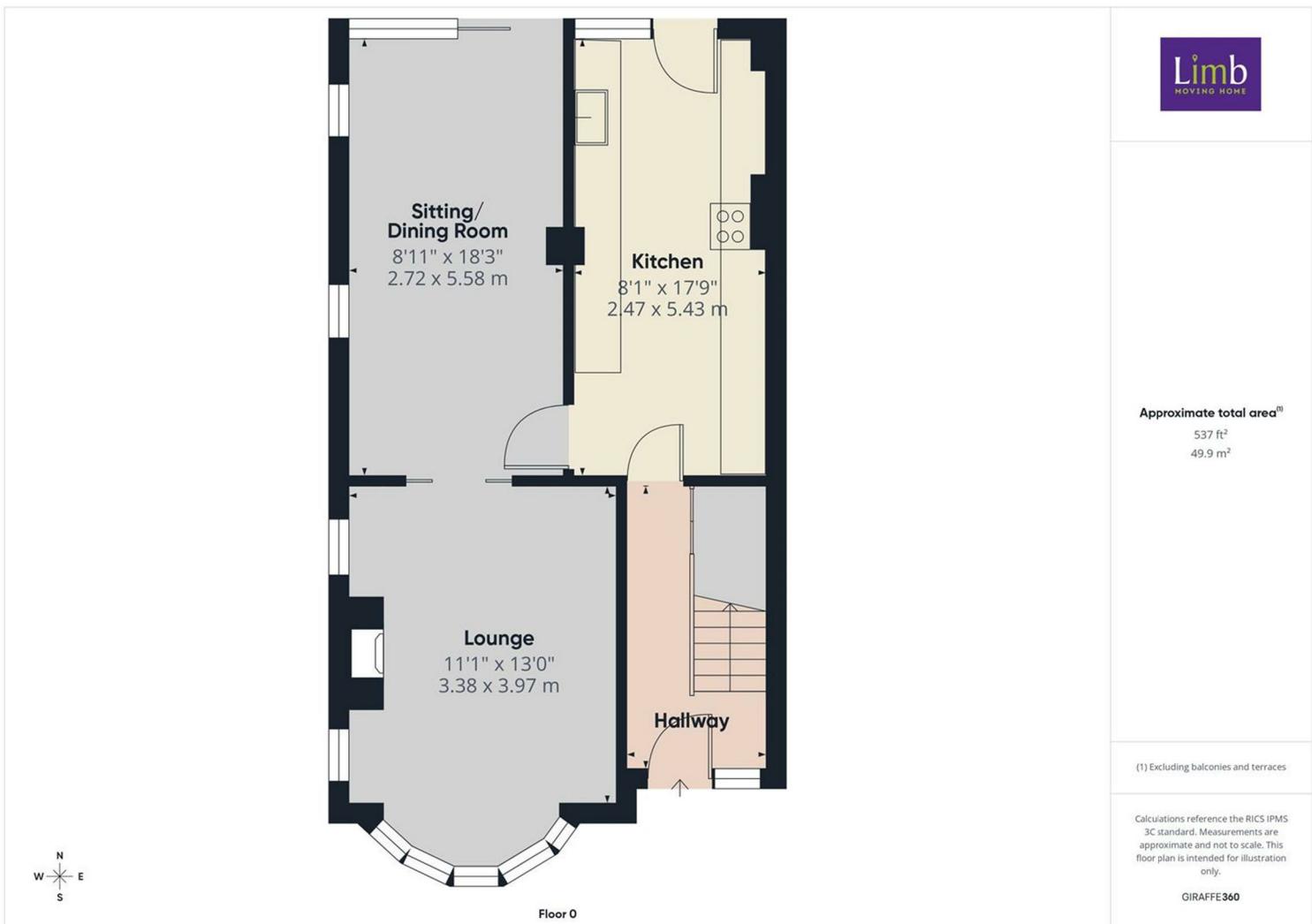
## PHOTOGRAPH DISCLAIMER

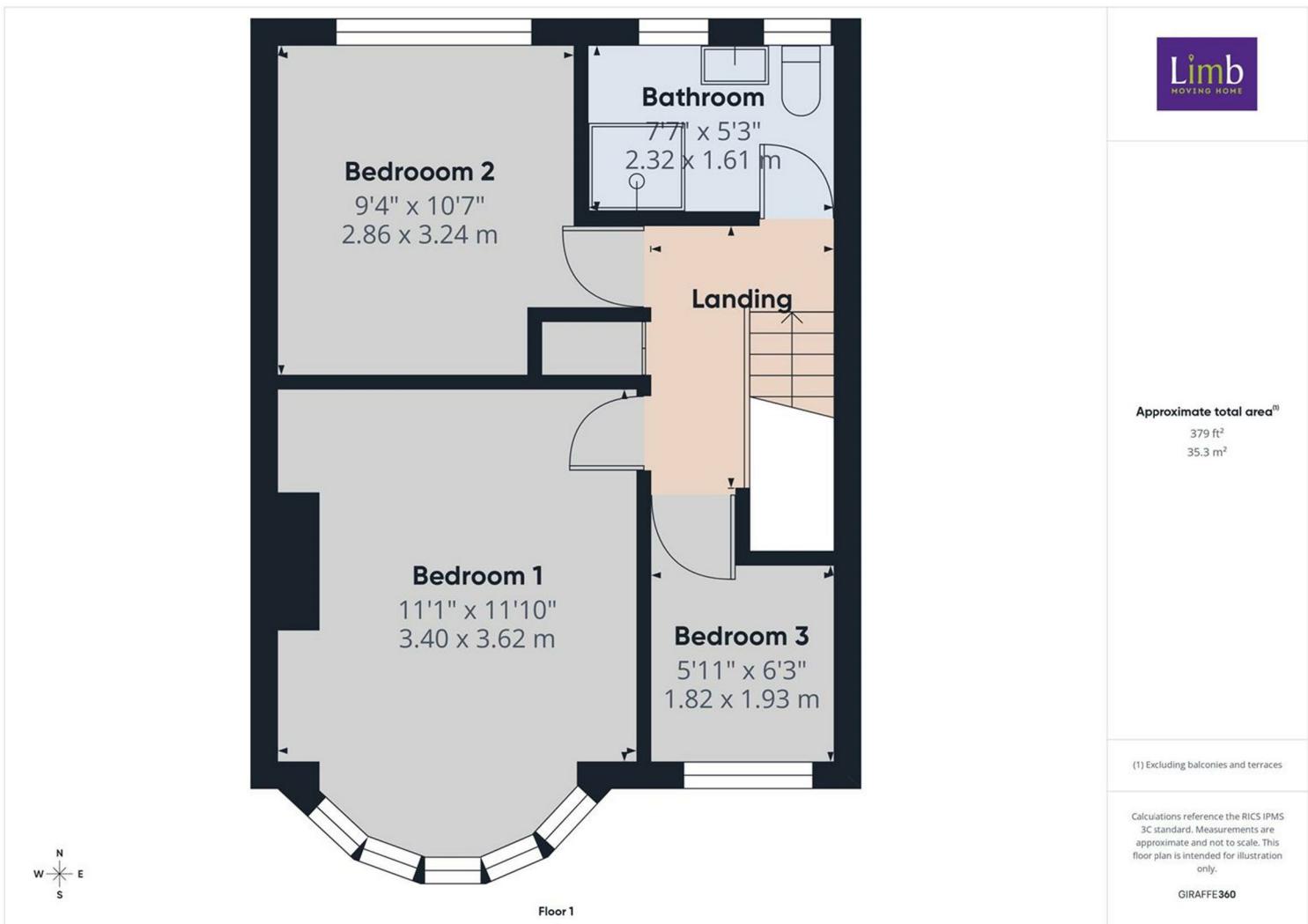
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

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) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	