

Whitakers

Estate Agents



12 Manor Fields, West Ella, HU10 7SG

Offers In The Region Of £539,000

Nestled in the heart of West Ella, this attractive whitewashed detached residence stands proudly within an exclusive cul-de-sac forming part of the award winning farm conversion created by Beal Homes.

The property itself affords beautifully presented accommodation arranged over two floors, with a welcoming entrance hall, cloakroom / W.C., bay windowed sitting room, lounge, conservatory, contemporarily fitted dining kitchen and utility room to the ground floor, with four bedrooms - the principal bedroom having an adjoining dressing room and en-suite shower room, together with a well appointed family bathroom to the first floor.

The property is approached via a private driveway which leads to an integral garage. Whilst to the rear there is a landscaped garden which affords a good degree of privacy and a pleasant outlook.

A viewing is most highly recommended to fully appreciate this superb family home.

Council Tax Band 'F'.

The Accommodation Comprises



Front External

Ground Floor

Entrance Hall



An external wooden entrance door with two single glazed panel inserts leads into the entrance hall. Having a central heating radiator, an oak wood finish to the floor and where a flight of stairs lead to the first floor accommodation, beneath which there is a built-in understairs storage / cloaks cupboard.

Cloakroom / W.C.

Being fitted with a two piece suite in white comprising: low level W.C. suite with button push flush and a corner vanity wash hand basin with a fitted cabinet beneath. There is a central heating radiator, an oak wood finish to the floor and a double glazed window to the side elevation.

Sitting Room 16'0" x 9'6" (not into bay window)
(4.88m x 2.92 (not into bay window))



Having an oak wood finish to the floor, recessed spotlights to the ceiling, a central heating radiator and a double glazed bay window to the front elevation.

Lounge 17'3" x 11'3" (5.28m x 3.44m)



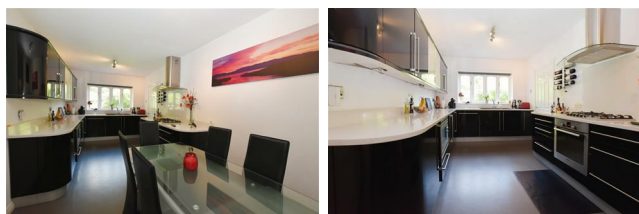
The focal point of the room being the feature modern inset fireplace with a coal effect 'living flame' gas fire. There are two central heating radiators, two double glazed windows to the side elevation, recessed spotlights to the ceiling, an oak wood finish to the floor and where glazed double doors lead into the conservatory.

Conservatory 12'10" x 10'5" (3.93m x 3.20m)



Being of brick and wooden double glazed construction with a polycarbonate roof and having a central heating radiator, an oak wood finish to the floor and double glazed 'French' doors leading onto the rear gardens.

Dining Kitchen 19'6" x 9'2" (5.95m x 2.80m)



Being fitted with a range of contemporary units in a high gloss finish in black with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted quartz style worksurface over which extends to create a splashback finish to the walls and incorporates a composite one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Bosch' electric oven, a 'Bosch' five ring gas hob with quartz style splashback finish to the wall and a stainless steel and glazed extractor canopy hood above, an integrated microwave, integrated counter style fridge and separate freezer and dishwasher. There is a central heating radiator and a double glazed window to the rear elevation.

Utility Room 8'8" x 4'9" (2.66m x 1.47m)

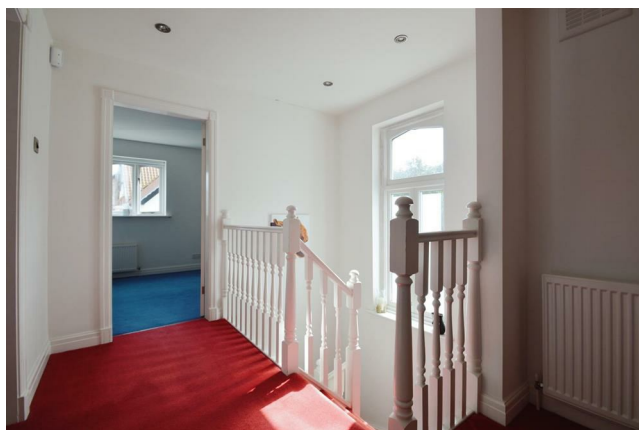
Being fitted with a range of contemporary units in a high gloss finish in black with steel effect fittings comprising: wall mounted eye-level units and base units with a complementary fitted marble effect worksurface over which incorporates a stainless steel sink and drainer unit with mixer tap. There is a central heating radiator, plumbing for an automatic washing machine, a wooden entrance door with two single glazed panel inserts to the rear elevation and an internal door leading into the integral garage.

First Floor Accommodation

Stairway

Having a feature picture window to the side elevation.

Landing



There is a central heating radiator, recessed spotlights to the ceiling and a built-in airing storage cupboard which houses the water cylinder.

Principal Bedroom 16'11" (maximum) x 12'8" (5.18m (maximum) x 3.88m)



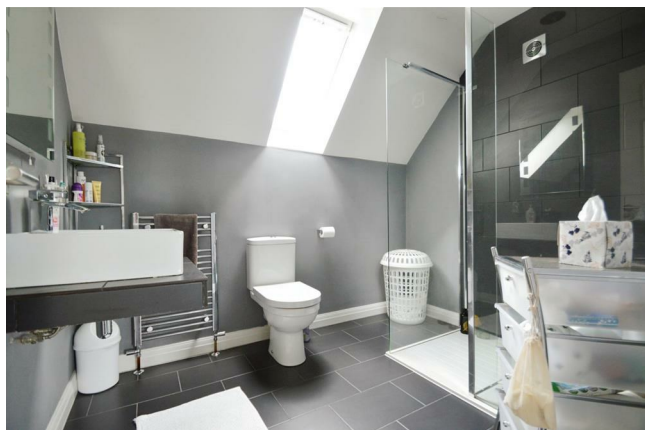
Being fitted with a range of furniture in a high gloss finish in ivory with polished steel effect fittings comprising: a chest of drawers, dressing table and bedside cabinets. There is a central heating radiator, a double glazed window to the rear elevation and recessed spotlights to the ceiling. An open archway leads into the adjoining dressing room.

Dressing Room 10'11" x 6'6" (to front of fitted wardrobes) (3.34m x 2.00m (to front of fitted wardrobes))



Having fitted wardrobes and a chest of drawers in a high gloss finish in ivory with polished steel effect fittings to match the furniture in the principal bedroom. There is a central heating radiator, a double glazed window to the front elevation and recessed spotlights to the ceiling. A door leads from the dressing room into the en-suite shower room.

En-Suite Shower Room 8'7" x 6'9" (2.62m x 2.07m)



Being fitted with a three piece suite in white comprising: a large walk-in glazed shower enclosure with mains shower, a plinth mounted vanity wash basin with mixer tap and a low level W.C. suite with button push flush. There is a vertical ladder style radiator in a chrome finish, a double glazed 'Velux' style window to the rear elevation, a ceramic tiled finish to the floor and a partially tiled finish to the walls.

Bedroom Two 15'10" x 9'7" (4.84m x 2.94m)



Having fitted wardrobes and drawers in a high gloss finish in ivory, a central heating radiator, a double glazed window to the front elevation and recessed spotlights to the ceiling.

Bedroom Three 12'5" x 7'9" (3.79m x 2.38m)



Having a central heating radiator, a double glazed window to the rear elevation and recessed spotlights to the ceiling.

Bedroom Four 9'2" x 7'3" (2.81m x 2.22m)



Having a central heating radiator, a double glazed window to the side elevation and a loft hatch access and recessed spotlights to the ceiling.

Family Bathroom 9'2" x 5'10" (2.80m x 1.80m)



Being fitted with a 'Villeroy & Boch' contemporary style suite in white comprising: a tile sided bath with shower over and a fitted glazed side screen, a plinth mounted vanity wash basin with mixer tap and a low level W.C. suite with button push flush. There is a vertical ladder style radiator in a chrome finish, a double glazed window to the side elevation, a ceramic tiled finish to the floor, a partially tiled finish to the walls and recessed spotlights to the ceiling.

External



A brick block set private driveway provides off street parking for several vehicles and leads to an integral single garage. There is a range of shrubbery planting and an attractive curved brick wall to the front boundary.

To the rear of the property there is a beautifully landscaped garden which enjoys a good degree of privacy. There is an attractive brick block set seating terrace with a curved low brick wall boundary leading onto a lawned garden with mature planting to the borders. The garden is bounded by hedging.

Garaging And Parking

A brick block set private driveway provides off street parking for several vehicles and leads to an integral single garage, which has electrically operated shutter access with remote control, both power and lighting and houses the gas and electric meters and consumer unit.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'F'.

Local Authority - East Riding of Yorkshire.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

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Floor Plan



Floor area 102.5 sq.m. (1,103 sq.ft.) approx Floor area 63.1 sq.m. (679 sq.ft.) approx

Total floor area 165.6 sq.m. (1,783 sq.ft.) approx

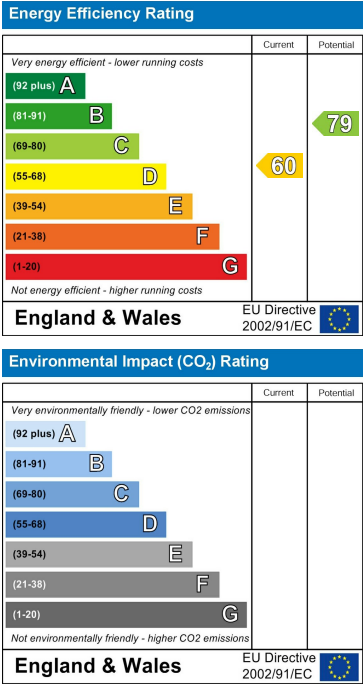
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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