

Whitakers

Estate Agents



Wavertree South Ella Drive, Kirk Ella, HU10 7LL

£650,000

A unique opportunity has arisen to acquire this substantial five bed detached property, significantly extended and large enough to accommodate two families that want to live together, as the ground floor boasts a former annex with its own entrance, and can be easily put back to this use with minimal costs and effort.

Wavertree is situated in a much sought after location in Kirk Ella, boasting around 0.3 acres of beautiful landscaped gardens, which wrap around the property and are a real credit to the current owners, mainly laid to lawn with mature well stocked borders. The house itself briefly comprises - porch, large open hallway, 24' lounge with two bay windows, dining room, fitted kitchen with central island, open plan sitting room, garden room which lets the natural light flood in, useful ground floor W.C and the former annex part which boasts its own entrance door, kitchen / utility room, shower room and bedroom 5 / study.

The first floor boasts four good bedrooms (master en-suite and dressing area) together with the boxroom and contemporary four piece family bathroom suite.

The real showstopper however is the large manicured wrap around gardens, mainly laid to lawn with well stocked mature borders which flash with colour at various times of the year.

The driveway is accessed via electric gates leading to the large tandem garage with lights and power and a higher than average ceiling height enabling storage for a wider range of vehicles.

South Ella Drive is located off West Ella Road, well placed to local shops and enjoys access to sought after local schools, with Willerby and Anlaby shopping parks close by and easy access to the A63 / M62 motorway networks this unique property really does tick all the boxes.

The Accommodation Comprises

Ground Floor

Porch

Wooden door with wood lead window and tiled flooring. Wooden door opening to:

Entrance Hall

Wood panelled walls, under stairs storage cupboard and Karndeem wood flooring. Leading to;

Lounge 24'2" x 16'0" (7.37m x 4.88m)



Two Upvc double glazed bay windows, Upvc double glazed window to the west elevation, central heating radiator and log burner with tiled hearth and brick surround.

Dining Room 14'9" x 11'8" (4.50m x 3.58m)



Upvc double glazed bay window to the south elevation, Upvc double glazed window to the west elevation, central heating radiator and gas fire with marbled inset and hearth.

Kitchen 15'5" x 11'8" (4.72m x 3.58m)



Upvc double glazed window to the south elevation, Karndeem wood flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, island with hob and hood above and fitted with a range of integrated appliances including double oven, dishwasher and water softener.

Sitting Room 18'6" x 12'2" (5.66m x 3.73m)



Upvc double glazed French doors opening to garden room, wooden glazed doors opening to inner hallway, vort central heating radiator and Karndeem wood flooring.

Garden Room 11'8" x 10'0" (3.58m x 3.07m)

Upvc double glazed throughout with patio doors opening to the south garden and wood flooring.

Inner Hallway

Two central heating radiators and Karndeem wood flooring. Leading to:

W.C.

Upvc double glazed window, central heating radiator, half tiled walls and fitted with a two-piece suite comprising wash basin with dual taps and low flush W.C.

Utility Room 13'0" x 4'5" (3.98m x 1.37m)

Upvc double glazed window, central heating

radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and plumbed for a washing machine.

Shower Room 5'3" x 6'9" (1.60m x 2.06m)

Upvc double glazed window, central heating radiator, fully tiled walls and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with dual taps and low flush W.C.

Study / Bedroom Five 11'3" x 9'6" (3.43m x 2.92m)

Upvc double glazed bay window to the north elevation, central heating radiator and fitted wardrobe.

First Floor

Landing

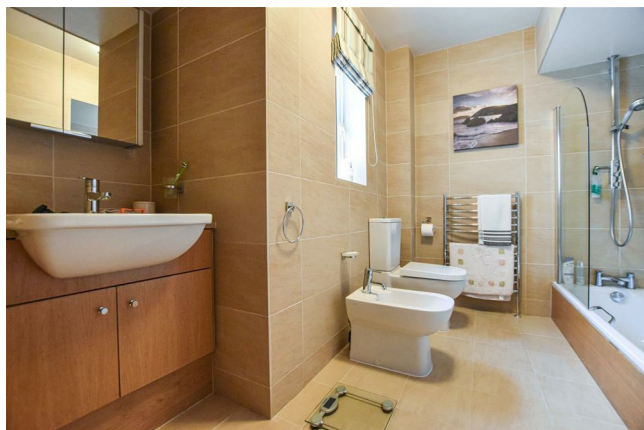
With built in storage cupboard and leading to:

Master Bedroom 15'8" x 11'8" (4.78m x 3.58m)



Two Upvc double glazed windows, two central heating radiators, two fitted storage cupboards and fitted wardrobes.

En-Suite 12'6" x 6'7" (3.81m x 2.01m)



Upvc double glazed window, two central heating radiators, fully tiled walls/flooring and fitted with a four piece suite comprising panelled bath with dual taps and shower, vanity sink with mixer tap, bidet and low flush W.C.

Bedroom Two 15'7" x 12'4" (4.75m x 3.76m)



Three Upvc double glazed windows, central heating radiator and vanity sink.

Bedroom Three 14'7" x 11'8" (4.47m x 3.58m)



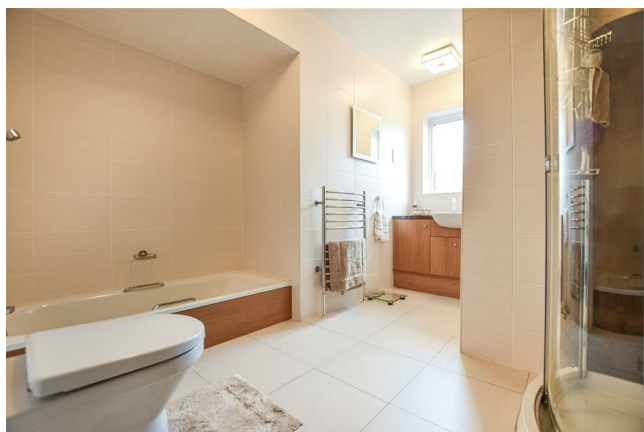
Two Upvc double glazed windows, central heating radiator and fitted wardrobe.

Bedroom Four 11'3" x 8'5" (3.45m x 2.57m)



Upvc double glazed window to the west elevation and central heating radiator.

Bathroom 12'7" x 10'5" (3.84m x 3.18m)



Upvc double glazed window, central heating radiator, fully tiled walls/flooring and fitted with a four piece suite comprising sunken bath with mixer tap and shower, walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

External

Wavertree is situated in a much sought after location in Kirk Ella, boasting around 0.3 acres of beautiful landscaped gardens, which wrap around the property and are mainly laid to lawn with mature well stocked borders. The driveway is accessed via electric gates leading to the large tandem garage with lights and power and a higher than average ceiling height enabling storage for a wider range of vehicles.

Solar Panels

The property comes with solar panels which are included in the sale.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - G

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - B

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.

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.

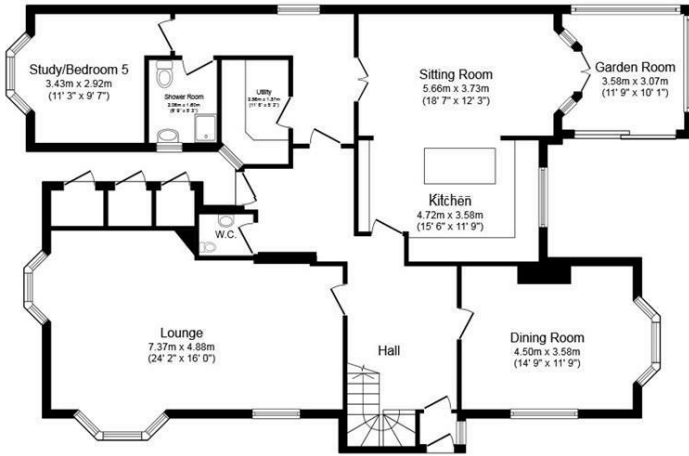
Free Market Appraisals / Valuations

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.

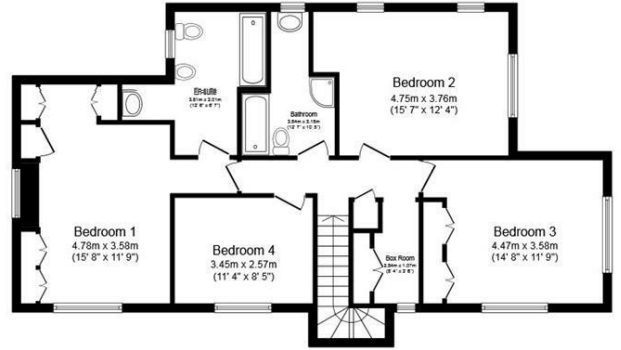
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



Ground Floor

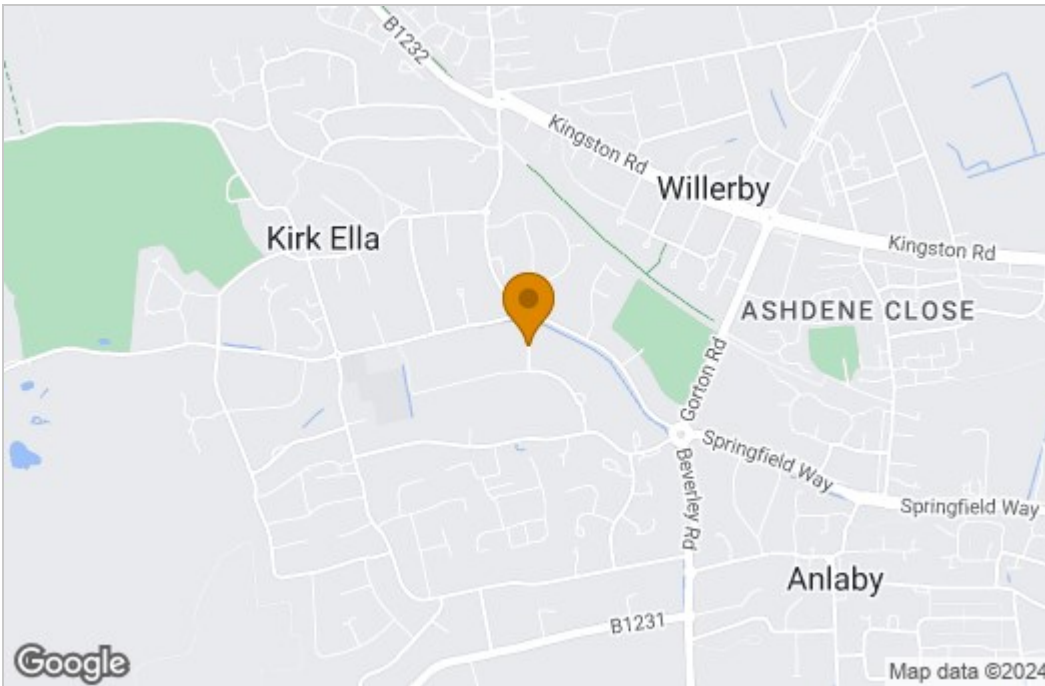


First Floor

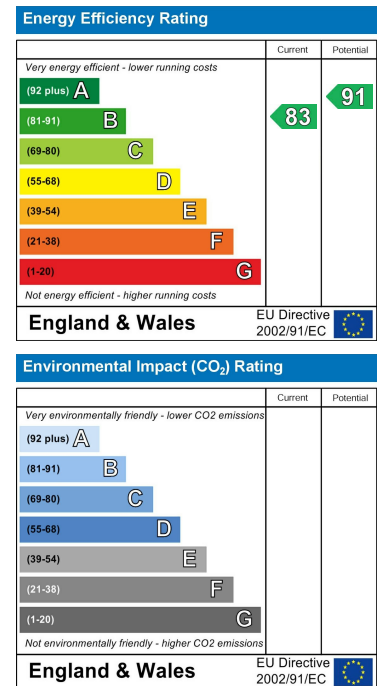
Total floor area 229.6 sq.m. (2,471 sq.ft.) approx

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.