



QUICK & CLARKE
The Property Specialists

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24 West Ella Road, Kirk Ella HU10 7QE
£435,000

- Deceptively spacious
- Four double bedrooms
- Two large reception rooms
- Relatively private
- Attractively presented throughout
- Garage & parking
- Characterful Alma Jordan House
- EPC: D

THE PROPERTY

Approached through ornate double gates which provide an excellent level of privacy, this superb family house boasts four double bedrooms and offers deceptively spacious accommodation. Built by the renowned local craftsman Alma Jordan in the 1930's, the property has many characterful features distinctive of the period and workmanship of this particular builder, which include the beautiful curved walls and original polished hardwood floors within. Situated on a generously sized plot with parking for several vehicles plus a double garage and carport; part of the garage now provides utility room and office accommodation. The property allows the flexibility of space for any family and is located in the catchment area of the highly regarded Kirk Ella Primary School and Wolfreton Secondary School. Attractively presented throughout, viewing is highly recommended.

LOCATION

The property is located on arguably Kirk Ella's most sought after road in the heart of the attractive village of Kirk Ella. Lying within close proximity of the local amenities and facilities that both Willerby and Kirk Ella have to offer including the local Waitrose supermarket.

Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network which allows convenient travelling distance to Hull, Beverley, West Hull villages and M62 motorway.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

16'5" x 10'4" (5.00m x 3.15m)

A wide and welcoming entrance hall having an arched timber door with glass panels which is a distinctive feature of this property, as are the curved walls of the entrance hall and the fantastic herringbone solid wood parquet flooring. Stairs with an intermediate landing lead to the first floor accommodation with a beautiful, large ornate leaded glass window to the side elevation and a storage cupboard under the stairs.

CLOAKROOM

Low level w.c., wall hung hand wash basin, wood plank tile effect flooring, tiles to walls to half height and a window to the side elevation.

LOUNGE

18' x 13' (5.49m x 3.96m)

A very well proportioned lounge with a walk-in uPVC bay window to the front elevation and a further two windows to the side elevation to create a light and bright atmosphere. A Victorian style fireplace has a wood surround with inlaid tiles and houses a Living Coal Flame gas fire with polished marble hearth. Attractive features in this room include curved ceilings and arched recess.

DINING ROOM/SITTING ROOM

17'5" x 12' (5.31m x 3.66m)

A further beautifully proportioned reception room with polished hardwood flooring. The focal point of the room is a multi-fuel stove set in a fireplace with stone hearth and double glass panelled doors opening into the conservatory.

CONSERVATORY

10'7" x 9'10" (3.23m x 3.00m)

A superb extension to the rear of the property and currently used as a dining room with French doors leading out onto the rear garden and a glass roof, Karndean flooring and a contemporary wall mounted radiator.

BREAKFAST KITCHEN

21'5" x 8'4" (6.53m x 2.54m)

Offering a good range of wall and base storage units with oak fronts and wide laminate work surfaces with oak margin, stainless steel one and a half bowl sink and drainer, five ring stainless steel gas hob with extractor over, Neff integrated oven and grill, space and plumbing for a dishwasher, herringbone tiled floors, windows to both side and rear elevations, space for a breakfast table and a door leading out onto the driveway and carport.

FIRST FLOOR

LANDING

BEDROOM 1

18' into bay x 12'11" (5.49m into bay x 3.94m)

A very generously sized principal bedroom with walk-in bay window to the front elevation.

BEDROOM 2

15'11" x 11'11" (4.85m x 3.63m)

Window to the rear elevation, built-in storage cupboard and attractive arched feature.

BEDROOM 3

11'3" x 7'5" (3.43m x 2.26m)

Window to the front elevation.

BEDROOM 4

8'7" x 8'5" (2.62m x 2.57m)

Currently used as a study and with a window to the rear elevation.

BATHROOM

12'5" x 5'11" (3.78m x 1.80m)

Three piece sanitary suite comprising pedestal hand wash basin, low level w.c., panelled bath with shower over and glass screen, partially wood panelled walls, ceramic tiled splashbacks, window to the side elevation and two chrome heated towel rails.

OUTSIDE

FRONT GARDEN

The property is approached through double wrought iron gates with brick pillars. The house is set well back from the road with a wide gravel drive leading up to the front of the house and continuing down the side of the property to the double garage and substantial carport. Either side of the gravel drive are areas of lawn and mature hedging to the boundary creates an excellent level of privacy and provides a feeling of security by enclosing the property. There is a generous amount of parking in front of the double garage with a carport immediately adjacent to the door leading through into the kitchen, and as such the cars are under cover providing ease of packing and unpacking into the house. The double garage has timber doors and is supplied with light and power, and one half of the garage has been converted into an office and with utility to the front. The utility has space and plumbing for a washing machine and tumble dryer, and the office area provides for flexibility of use with windows to the side and rear elevations overlooking the garden.

REAR GARDEN

The rear garden is largely lawned with a patio area adjacent to the house. Of a good size and in keeping with the property, the garden enjoys a good level of privacy with mature hedging and to the rear there is an attractive summer house.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE,

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 11/2020