

## Ella Street, Hull, HU5 3AJ

This highly impressive property has everything one would expect from a high calibre Ella Street property!

A desirable appealing property with charm and character throughout. The super smart accommodation is arranged to two floors and briefly comprises of an entrance hall, lovely bay windowed lounge, separate dining room and an impressive well equipped breakfast kitchen with tasteful coordinating fixtures and fittings and space for informal dining.

To the first floor there are three aesthetically pleasing bedrooms and a modern bathroom with a 3 piece suite.

Outside to the rear the garden is mainly laid to lawn with a patio/seating area inset.

As one would expect from a property of this calibre there is a gas central heating system and double glazing throughout.

One not to be missed. A truly fine example of an Ella Street property!

## Key Features

POPULAR ELLA ST AREA

FULL OF CHARM AND CHARACTER

SEPARATE DINING ROOM

3 BEDROOMS

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

MUST BE VIEWED

## Location

Ella Street is more a community and way of life. The residents play host to many events throughout the year thus creating a lovely experience for all who live in the area. This highly popular tree lined street leads through to the ever popular shopping centre along the neighbouring Newland Avenue.

Newland Avenue has a great choice of independent traders and high street supermarkets thus catering for every day needs.

For a more extensive shopping experience Hull City Centre is a short commute from the property.

For those wishing to spend quality leisure time with friends and family there are many busy, vibrant, multi cultural cafe bars and restaurants thus creating an appealing cosmopolitan vibe!

## Property Description

### Ground Floor

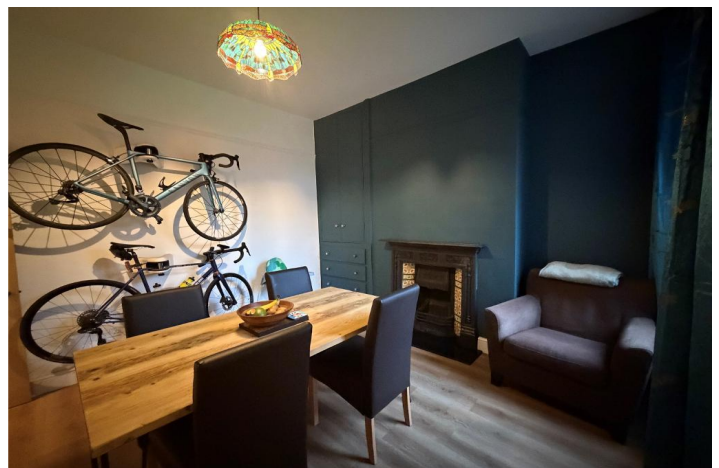
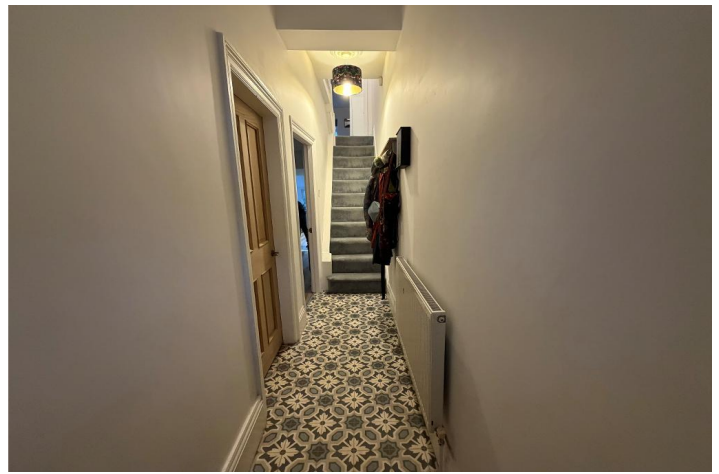
**Open Arch Entrance Porch** - Leads to double glazed front entrance door.

**Entrance Hall** - With staircase off to 1st floor.  
Radiator.  
Cornice.

**Lounge** - 13' 7" x 12' 5" (4.15m x 3.8m) Extremes to extremes.  
Double glazed angle bay window with aspect over the front garden area.  
Radiator.  
High level picture rail.

**Rear Sitting Room/Dining Room** - 11' 6" x 11' 3" (3.52m x 3.45m) Extremes to extremes and plus recess and understairs cloaks area.  
Double glazed window with aspect over the rear garden area.  
Ornate fireplace with canopied open grate and high glass hearth.  
Built in high level storage cupboard with matching drawer unit beneath.  
Classic style radiator.  
High level picture rail.  
Luxury vinyl flooring.  
Cloaks recess.  
Understairs meter cupboard.

**Breakfast Kitchen** - 19' 5" x 9' 8" (5.94m x 2.96m) Extremes to extremes.  
Double glazed windows with aspect over the rear garden area.  
Range of matching base, drawer and wall mounted units.





Laminate work surface housing a single drainer sink unit with a swan neck mixer tap over and a brick effect tiled splash back surround.  
 Space for a range style cooker with a glass and funnel hood extractor fan over with brick effect tiled splash back surround.  
 Built in and matching breakfast bar with storage space beneath and drawer unit adjacent.  
 Space for upright fridge freezer.  
 Full length wine rack.  
 Cupboard housing gas central heating boiler.  
 Classic style upright radiator.  
 Recessed down lighting.  
 Luxury vinyl flooring.  
 Double glazed rear entrance door.

## First Floor

**Landing** - Split level.  
 Spindle rail enclosure.  
 Loft hatch to roof void.

**Bedroom 1** - 14' 6" x 11' 3" (4.44m x 3.45m) Extremes to extremes plus recess.  
 Double glazed windows with aspect over the front garden area.  
 Built in single storage cupboard.  
 Radiator.



**Bedroom 2** - 11' 3" x 10' 5" (3.45m x 3.2m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator



**Bedroom 3** - 9' 10" x 5' 10" (3.02m x 1.8m) Extremes to extremes.  
 Double glazed window over the rear aspect area.  
 Radiator.  
 Luxury vinyl flooring.

**Family Bathroom** - White 3 piece suite comprising of panel bath with chrome effect shower over, built in vanity wash hand basin with storage space beneath and low flush wc all with contrasting tiled surround.  
 Chrome effect upright towel rail/radiator.  
 Chrome fittings to the sanitary ware.  
 Extractor fan.  
 Double glazed opaque window.

## Exterior

**Outside** - To the rear is a patio/seating area. The garden is mainly laid to lawn and is enclosed with a high level evergreen hedge screening to the perimeter and a high level timber perimeter fence. There is a garden shed inset to the rear with a high level timber gate providing access.



External water supply and lighting.

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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