



Steepproofs, 1 Elveley Drive, West Ella, East Riding of Yorkshire, HU10 7RT

FINE & COUNTRY

A SPACIOUS, WELL-PRESENTED HOME IN THE HEART OF WEST ELLA  
ONE OF THE MOST SOUGHT-AFTER VILLAGES IN THE EAST RIDING OF YORKSHIRE



Set back from the road on a generous plot of over a quarter of an acre, the property enjoys a private, west-facing rear garden. With over 2,600 sq. ft of living space, it offers four double bedrooms, three bathrooms, and flexible reception areas, all ready to move straight into.

### Agent's Perspective

This is a rare opportunity to purchase an individual home in one of the area's most popular village settings.

Tucked away from the road, 1 Elveley Drive sits on a plot of over a quarter of an acre, offering both privacy and a pleasant outlook, particularly to the west-facing rear garden which enjoys the afternoon and evening sun.

From the outset, the property makes a strong impression. The frontage is attractive and well kept, with a sense of space that continues as you step inside.

The accommodation extends to over 2,600 sq. ft, giving plenty of room for modern family life while still feeling comfortable and easy to manage.

The layout works well. There are three reception rooms, providing flexibility for day-to-day living, whether you need a formal sitting room, a playroom, or a home office





At the centre of the home is a large dining kitchen, open plan to a sitting area, creating a sociable space that looks out over the garden. It's an ideal spot for both everyday use and when friends or family visit.

Upstairs, there are four double bedrooms, all well proportioned. The main bedroom benefits from its own bathroom, and there are two further bathrooms to serve the rest of the house, making mornings that bit easier for a busy household.

The overall finish is clean and well cared for, meaning the next owner can move straight in without the need for immediate work.

The house has clearly been maintained to a good standard, with a practical layout that suits a range of buyers.

Location is a key part of the appeal. West Ella is well regarded for its village feel while still being close to a wide range of amenities.



There are good local schools nearby, and access to the A63 makes travelling towards Hull, Leeds, or further afield straightforward. The Humber Bridge is also within easy reach.

Homes of this size and setting do not come up often. For those looking for space, a strong location, and a home ready to enjoy from day one, this is well worth a closer look.

#### Owner's Perspective

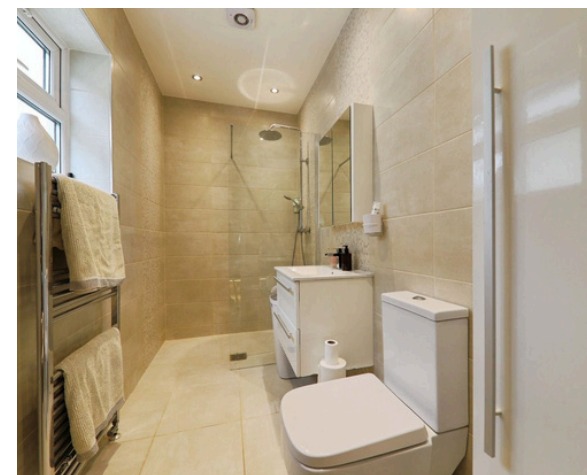
We have had 16 wonderful years here and will be sad to leave. This a very social house and we have many happy memories of entertaining in the kitchen/diner and outside, on the south west facing patio, during the summer months. We have had many barbecues in the all day sun trap and very private garden.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*



## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

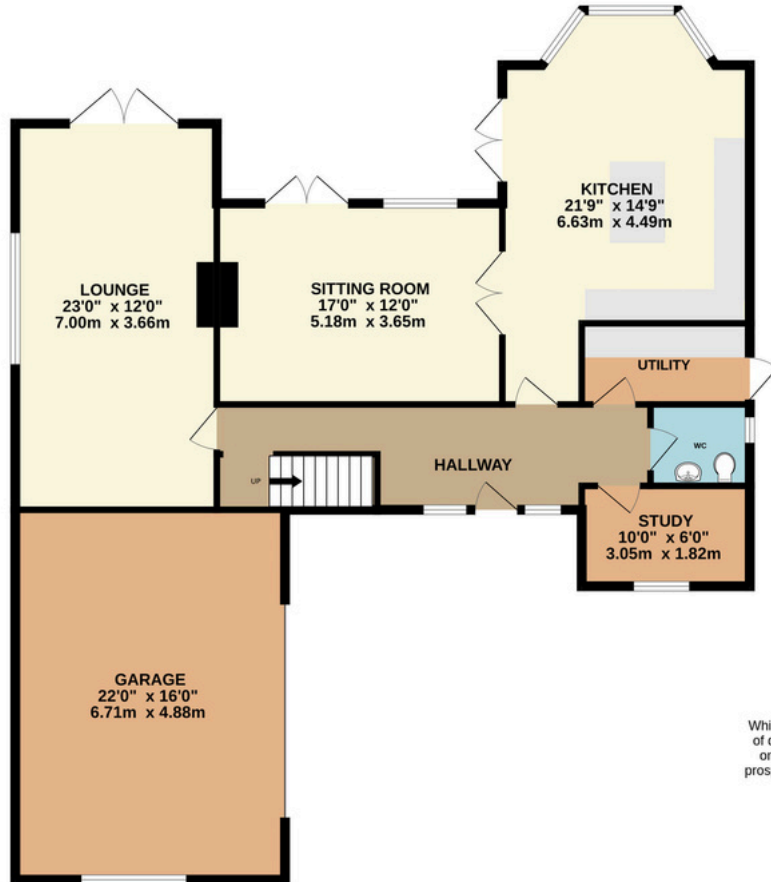
## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

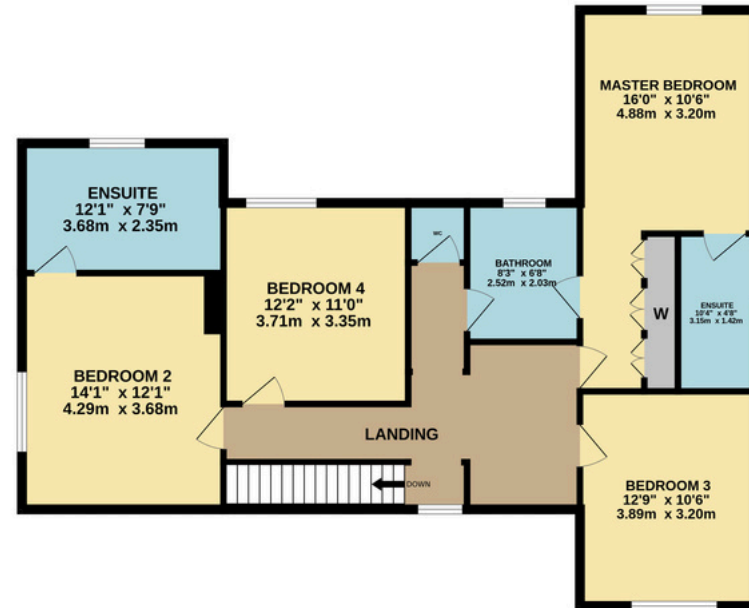
**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR



1ST FLOOR



ELVELEY DRIVE, WEST ELLA, HU10 7RT

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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

