



East Ella Drive, Hull, HU4 6AL

A truly superb bay fronted traditional property which is perfectly placed within a highly desirable West Hull position. This super smart property is presented with bright and spacious, contemporary living accommodation throughout. The property is arranged to 2 floors and briefly comprises of an entrance hall, pleasant bay windowed lounge, open plan rear sitting room or dining room, attractive fitted kitchen with a modern range of units which are further complemented with coordinating fixtures and fittings and integrated cooking appliances. To the first floor there are 3 bedrooms and a bathroom with a 4 piece suite to include a separate walk in shower enclosure all with soft contrasting tiled surround. Outside to the rear the garden serves to enhance the overall presentation throughout with attractive leisure area with double patios. The garden is mainly laid to lawn with a lovely display of trees, plants, flowers and shrubs to the borders and beds. A path extends to the rear where there is a detached garage with power, light, automated garage door and service door to the main garden area. Additionally as one would expect from a property of this calibre there is a gas central heating system and double glazing throughout. This lovely property is offered with vacant possession on completion and no chain involved. Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

Key Features

3 BEDROOMED TERRACED PROPERTY

BAY FRONTED TRADITIONAL STYLE

OPEN PLAN KITCHEN/DINING ROOM

4 PIECE BATHROOM SUITE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

NO CHAIN INVOLVED

INTERNAL VIEWING ESSENTIAL

Location

East Ella Drive is particularly well sought after due to its close proximity for all amenities much needed for day to day living. Anlaby Common has a great choice of independent traders however for a more extensive shopping experience there are many well visited high street stores and supermarkets within the Anlaby retail park and Anlaby village. For the growing family there are many highly regarded schools, colleges and academies close by. Regular public transport links create easy connections to Hull city centre and the neighbouring West Hull villages. Other amenities include a gym, fitness centre, library, health centre and post office. For those wishing to spend quality leisure time, nights out etc. with friends and family there are many busy, vibrant cafe bars, public house and family restaurants to choose from. All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with side screen window leads to

Entrance Porch - Tiled flooring.

Double glazed door with matching side screen window leads to

Entrance Hall - Spindle staircase off to the 1st floor.

Understairs storage/meter cupboard.

Radiator.

Coving.

Oak grain effect laminate flooring.

Lounge - 12' 8" x 11' 11" (3.87m x 3.64m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Modern fireplace with matching back and hearth housing a coal effect living flame gas fire.

High level picture rail.

Wall light points.

Coving.

Radiator.

Rear Sitting Room/Dining Room - 13' 8" x 10' 10" (4.18m x 3.32m) Extremes to extremes.

Open plan to kitchen.

Double glazed picture window with aspect over the rear garden area.

Modern fireplace with high gloss back and hearth.

Radiators.

Coving.

Oak grain effect laminate flooring.



Open arch leads to

Kitchen - 10' 1" x 7' 8" (3.09m x 2.37m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a hob, built in oven beneath.

A further work surface houses a 1 1/2 bowl single drainer with a swan neck mixer tap over and a tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge freezer.

Coving.

Ceramic tiles to flooring.

Double glazed rear entrance door.



First Floor

Landing - Spindle rail enclosure.

Coving.

Bedroom 1 - 14' 5" x 10' 2" (4.4m x 3.12m) Plus recess.

Double glazed bay window with aspect over the front garden area.

Built in double storage space.

High level picture rail.

Radiator.



Bedroom 2 - 11' 5" x 9' 10" (3.48m x 3.01m) Plus recess.

Double glazed window with aspect over the rear garden area.

Built in wardrobe with shelf, hanging space and housing the gas central heating boiler with matching double storage unit above.

Picture rail.

Radiator.

Coving.



Bedroom 3 - 8' 5" x 7' 4" (2.59m x 2.26m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

Bathroom - With a white 4 piece suite comprising of a panelled bath, separate walk in shower enclosure, built in vanity wash basin with storage beneath and low flush wc. Contrasting tiled surround.

Chrome fittings to the sanitary ware.

Mirrored recessed down lighting to vanity unit.

Chrome upright towel rail/radiator

Recessed down lighting.

Coving.

Double glazed opaque windows.



Exterior

Rear Garden - Outside to the rear is a full width block paved patio/seating area. The garden is mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs. A path extends to the rear where there is a further paved patio seating area.

The garage has automated remote control entry/exit system and service door for access from main garden area. The garage also has power and light.

The garden is all enclosed with a high level timber perimeter fence and high level timber access gate to the rear. The front garden area is also laid to lawn with numerous established ground covering plants, flowers and shrubs. The garden has a low level brick boundary wall and low level timber & trellis perimeter fencing with a matching access gate.

Council tax band: B

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



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