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Limb
MOVING HOME

28 The Fairway, West Ella, East Yorkshire, HU10 7SB

- Superb Detached Property
- Golf Course Views
- Prime Location
- Council Tax Band = F
- Spacious Accommodation
- 4 Bed/3 Baths
- Delightful Garden
- Freehold/EPC = C

£645,000

INTRODUCTION

Situated in one of the areas most desirable locations, this detached property adjoins the prestigious Hull Golf Club providing views across the 9th fairway. Very deceptive from initial appearance, there is an extensive range of accommodation of over 2,500 sq.ft., as depicted on the attached floorplan. It provides much versatility with both upstairs and downstairs bedrooms available. Excellent living space includes three reception rooms and a spacious breakfast kitchen together with a large utility room. Stunning views across the garden and the golf course are afforded to the rear of the property including from the balcony of the principle bedroom. Outside extensive parking is available to the front and there is a garage with an automated door. The rear garden is a delight having many areas of interest and providing a stunning view towards the golf course. Viewing is an absolute must of this stunning home which stands in one the areas most sought after locations.

LOCATION

The property is located on The Fairway, Elveley Drive which runs between West Ella Road and Riplingham Road in the desirable area of West Ella. The surrounding area of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly-refurbished Haltemprice Sports Centre. St Andrews School and Wolfreton secondary school can be found nearby. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway which provides ample circulation space and a staircase leads up to the first floor.

LOUNGE

15'10" x 14'0" approx (4.83m x 4.27m approx)
With bow window to front elevation, tiled fireplace housing "living flame" gas fire. Double doors open through to the dining/living room.

DINING/LEISURE ROOM

24'10" x 11'4" approx (7.57m x 3.45m approx)
With double doors opening out to the rear decked balcony with views across the garden and beyond.

SITTING ROOM

20'0" x 13'10" approx (6.10m x 4.22m approx)
A lovely room with feature fire surround housing an electric fire and double doors opening out to the rear decked balcony providing views across the garden and beyond.

BREAKFAST KITCHEN

26'5" x 13'9" approx (8.05m x 4.19m approx)
The kitchen has an extensive range of fitted base and wall units with roll top work surfaces. There is a Rangemaster cooker with extractor hood above, integrated dishwasher and fridge. The room is part tiled with underfloor heating and there are recessed downlighters to the ceiling. Picture window to front elevation.

UTILITY ROOM

15'10" x 9'8" approx (4.83m x 2.95m approx)
With fitted units, sink and drainer, plumbing for automatic washing machine and space for further appliances, tiled floor, external access door to rear.

BEDROOM 3

13'10" x 9'10" approx (4.22m x 3.00m approx)
With a range of fitted furniture comprising wardrobes, dressing table and drawers. Window to rear overlooking the gardens and beyond.

EN-SUITE BATHROOM

With low level W.C., wash hand basin and a bath with shower system above having jets, handheld and rainhead showers, tiling to the walls and floor.

CLOAKS/W.C.

With low level W.C. and wash hand basin, tiling to the floor.

FIRST FLOOR

LANDING

BEDROOM 1

14'2" x 12'7" approx (4.32m x 3.84m approx)
Extending to 19'8" approx.

A luxurious space with fitted wardrobes and drawers. There is a dressing area which has double doors opening out to the balcony which provides some fabulous views across the garden and the golf course.

BALCONY

VIEW FROM BALCONY

EN-SUITE BATHROOM

With suite comprising bath, separate shower cubicle, fitted furniture with inset wash hand basin and W.C., tiling to the walls and floor.

BEDROOM 2

13'0" x 17'0" approx (3.96m x 5.18m approx)
Extending to 22'0" approx.

With fitted furniture comprising wardrobes, drawers and dressing table. A window to the rear providing a fabulous view across the gardens and golf course.

VIEW

EN-SUITE SHOWER ROOM

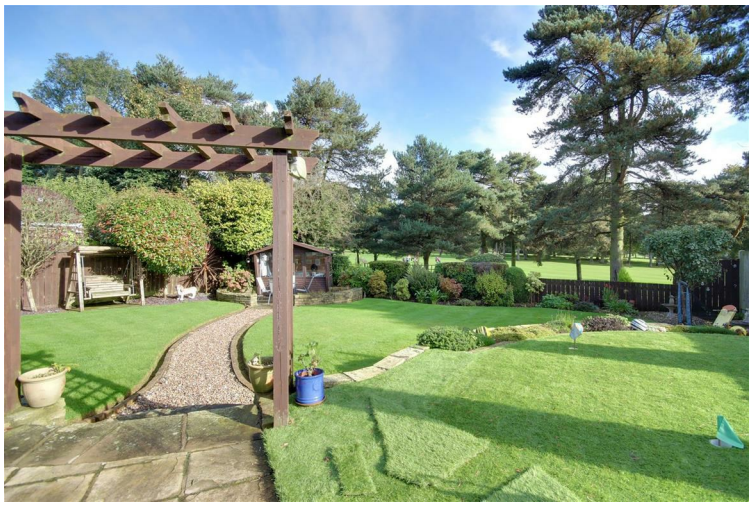
With shower cubicle, low level W.C., wash hand basin, tiling to the walls and floor.

BEDROOM 4

12'0" x 9'5" approx (3.66m x 2.87m approx)
With fitted desks, drawers and wardrobes. Access to eaves and airing cupboard.

OUTSIDE

To the front, an extensive block set forecourt provides parking for several vehicles and access to the garage. The garage measures approximately 18'5" x 10'2" and has an automated up and over entry door. The gas fired central heating boiler is housed in the garage. The rear garden is an absolute delight providing many areas of interest. There is a raised decked balcony affording gorgeous views across the garden and golf course beyond. There are patio areas, shaped lawns, artificial grassed area and a summerhouse is positioned to look back at the house to enjoy and bask in the sun all day.



REAR VIEW

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

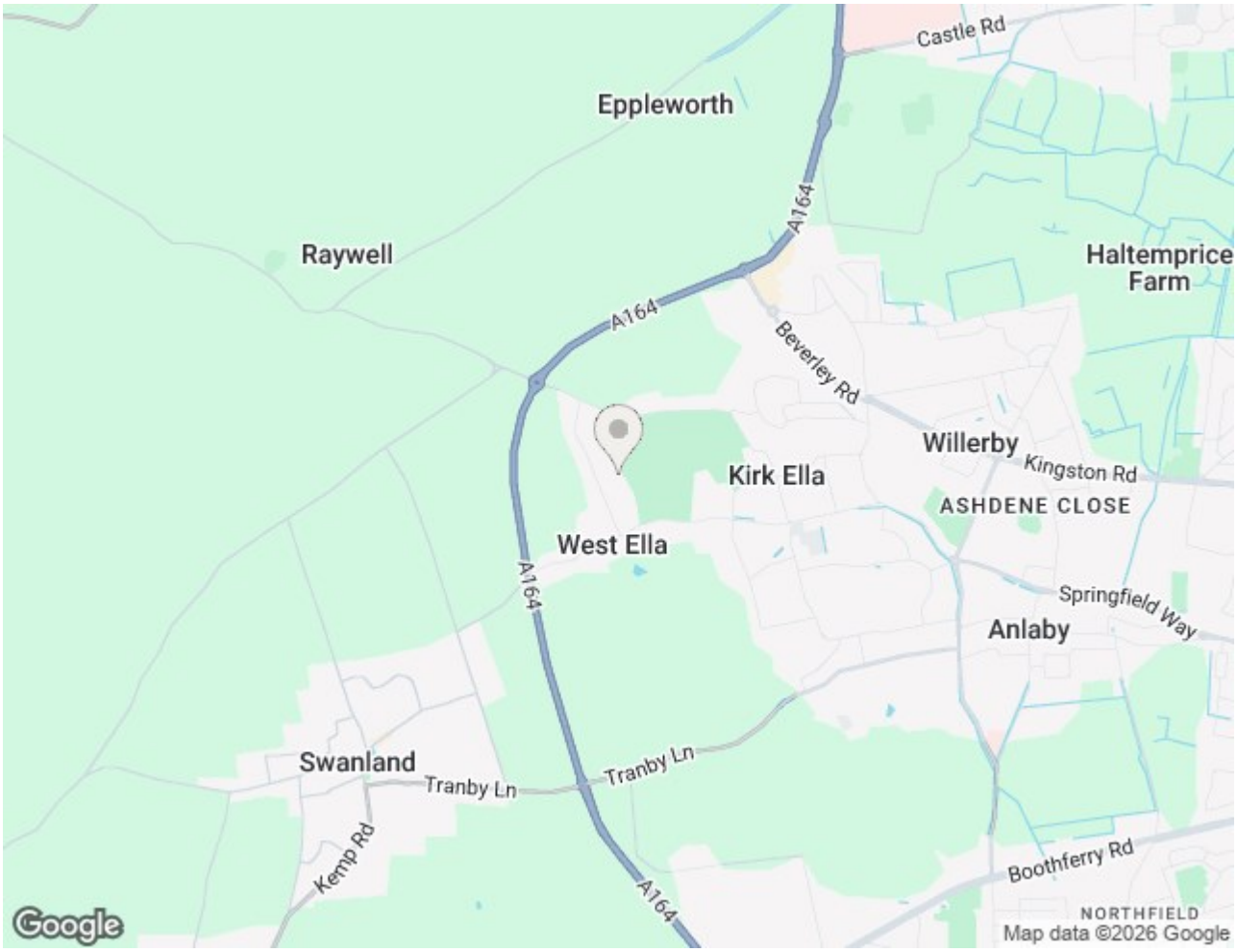
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.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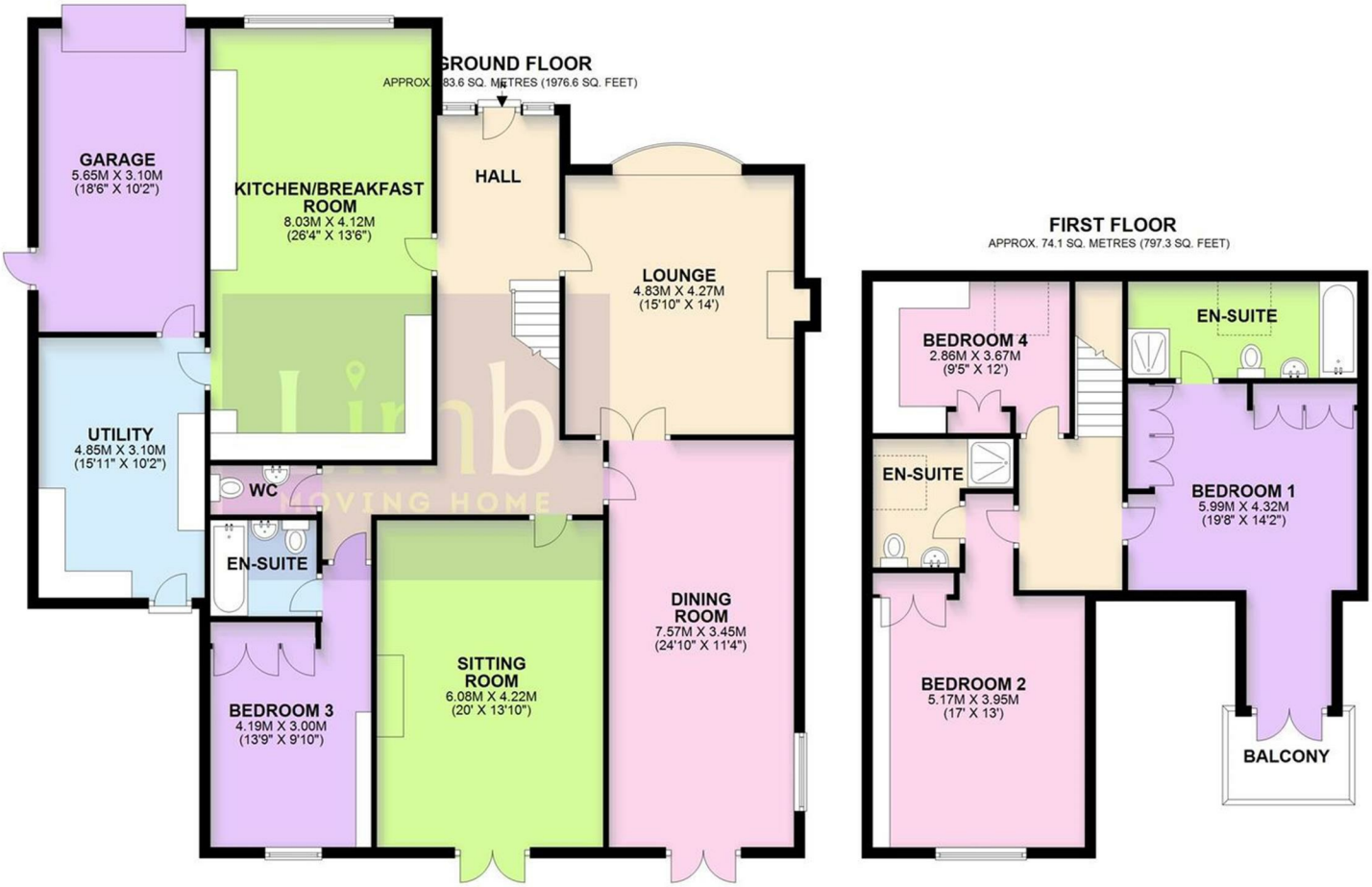
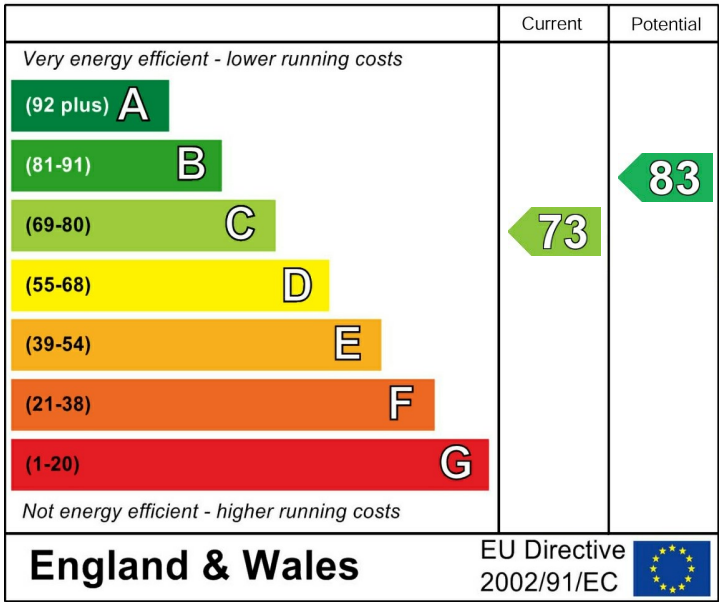
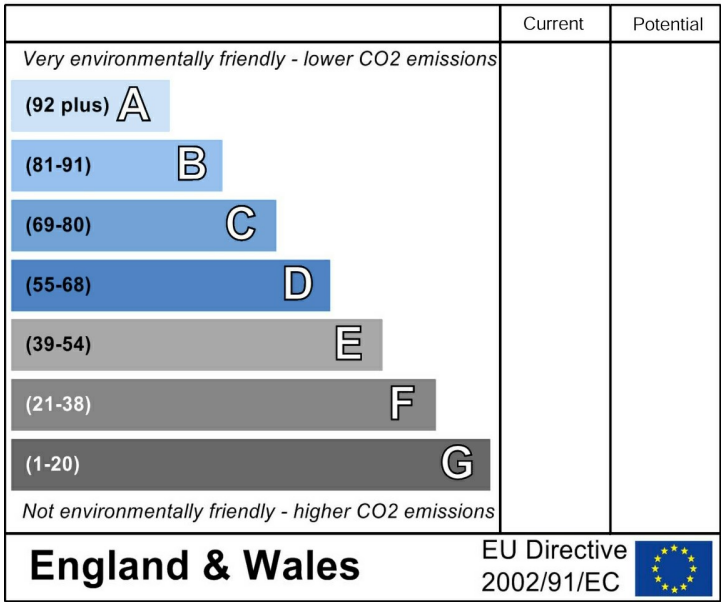


TOTAL AREA: APPROX. 257.7 SQ. METRES (2773.9 SQ. FEET)

28 THE FAIRWAY

Energy Efficiency Rating



Environmental Impact (CO_2) Rating