

Beechwood, 21 West Ella Road, Kirk Ella, Hull, East Riding Of Yorkshire, HU10 7QD

FINE & COUNTRY

SUBSTANTIAL FAMILY HOME WITH OVER 2500 SQ FT OF ACCOMMODATION AND WONDERFUL GARDENS







OVER 2,500 SQ FT OF VERSATILE FAMILY LIVING, AROUND A QUARTER OF AN ACRE OF GARDENS AND A PRIME WEST ELLA ROAD ADDRESS, WITH FIVE BEDROOMS AND EXCELLENT SCOPE TO ADAPT THE UPPER FLOORS

Owners Thoughts
“We have lived here for over 20 years, so leaving will be incredibly difficult. The garden is what we will miss most, along with the real sense of community on West Ella Road. It has been a wonderful home for family life over the years, but the time has come for us to downsize and move to single-level living.”

What We Love
“The garden is possibly my favourite feature of this home. At around a quarter of an acre, with different sections to enjoy, it is a fantastic setting in which to raise a family. Combine that with over 2,500 sq ft of accommodation, five bedrooms and the flexibility across three floors, there really is a great deal to appreciate here.”

The Rest Of The Story
Having been home to the current owners for more than 20 years, it is a property that has evolved around family life and now offers the next owners considerable flexibility in how they choose to use the space.













The house begins with a spacious entrance hall, where a beautiful staircase immediately gives a sense of the scale of the accommodation. From here, the principal ground-floor rooms lead away, including two separate living rooms that provide useful options for a growing family.

The main living room offers a dedicated reception space, while the second living room connects through double doors to the large open-plan living, dining and kitchen area. This arrangement allows the rooms to work separately when required, or to connect for larger gatherings and everyday family life.

The open-plan space forms an important part of the house, bringing together the kitchen, dining and living areas in one substantial room. A solid fuel burner provides a focal point, while the connection with the second living room creates further flexibility for entertaining.

Practicality has also been considered. A ground-floor WC is positioned off the main accommodation, while a hallway to the side of the property leads through to a spacious utility room. By keeping laundry and other day-to-day household tasks away from the main kitchen, the kitchen itself can remain focused on cooking, dining and entertaining.

The first floor provides four double bedrooms alongside the bathroom. The proportions and arrangement at this level also present potential to reconfigure the accommodation, with scope to create an en suite for the principal bedroom while retaining a separate family bathroom, subject to the necessary alterations and approvals.

A further staircase continues to the second floor, where another principal bedroom suite provides yet more flexibility. There is also potential at this level to create a larger bedroom with its own en suite, again subject to the necessary alterations and approvals. This upper floor could therefore be adapted according to the requirements of the next owners, while the existing five-bedroom arrangement already provides substantial accommodation across the house.

For all the internal space, it is the garden that has made the greatest impression on both the owners and the agent. Extending to around a quarter of an acre, it is arranged in different sections, creating distinct areas for family life and time outdoors. For the current owners, it has been a particularly important part of living here for more than two decades and is the feature they expect to miss most when they leave.







The location adds another dimension for family life. St Andrew's Primary School is just a few steps away, while Wolfreton School is within walking distance, placing both primary and secondary education close to home. The owners also speak warmly about the sense of community they have experienced on West Ella Road throughout their time here.

After more than 20 years, their decision to move is driven by a desire to downsize and find single-level living. What they leave behind is a substantial and highly flexible family home, with generous accommodation over three floors, a sizeable garden and opportunities for the next owners to adapt parts of the layout to their own requirements.

With over 2,500 sq ft of space, five bedrooms, multiple reception areas and around a quarter of an acre outside, 21 West Ella Road has the scale to accommodate changing family needs for many years to come.

Tenure
The tenure of 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 G.*

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.

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



First Floor





Second Floor

Approximate total area(1)

2575 ft²

239.3 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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FINE & COUNTRY

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