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**Limb**  
MOVING HOME



*91 West Ella Road, Kirk Ella, East Yorkshire, HU10 7QR*

 Semi Detached

 Open Plan Kitchen

 South Facing Garden

 Council Tax Band = E

 Contemporary Living

 4 Bedrooms

 Prime Location

 Freehold/EPC = C

**£449,950**

## INTRODUCTION

This beautiful period semi detached house has been significantly extended and remodelled to create fabulous living space, which blends attractively with the character of the original building. The property is located on the south side of West Ella Road, one of the area's most desirable street scenes and is close to the highly regarded St Andrews Junior School. Viewing is most certainly recommended to appreciate the appeal of this great family home and the accommodation is depicted on the attached floorplan. The ground floor comprises of a lovely hallway, cloaks/WC, formal lounge with bay window and the heart of the house is the open plan living/dining/kitchen which has a wall of bi-fold doors opening out to the garden. There is also a utility room. Upon the first floor are four bedrooms, served by a luxurious four piece modern bathroom. uPVC framed double glazing and gas fired central heating are installed. The property has also had a recently installed boiler with extended warranty. Excellent parking is available to the front and side drive, with the rear garden enjoying a south facing aspect with extensive paved patio, lawn and large garden shed at the far end.

## LOCATION

The property stands in one of the region's most desirable residential addresses which is characterised by many fine homes of distinction. The property itself lies on the south side of West Ella Road between Mill Lane and Westlands Road, close to St Andrews Junior School. The surrounding area of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice community and sports centre. St Andrews Junior School and Wolfreton Secondary School can be found nearby along with private schooling. A nearby bus stop gives easy access to Hull city centre or in a westerly direction towards the outer villages. The area also affords a good range of recreational facilities including the prestigious Hull Golf Club.

## ACCOMMODATION

Attractive residential entrance door and obscured glazed side panels to:

## ENTRANCE HALL

With period delph rack to walls and decorative panelling. Wide staircase leading up to the first floor having a storage cupboard beneath with pull out drawers. Karndean flooring extends throughout the hall and into the kitchen/dayroom area.



## CLOAKS/WC

With low level WC and wash hand basin and cupboard below.

## LOUNGE

An elegant room with deep bay window to front elevation and feature fire surround having marble hearth and backplate housing a living flame gas fire. The alcoves are fitted with cupboards and display shelving with under illumination



## OPEN-PLAN LIVING/DINING/KITCHEN

A spectacular area to the rear of house with a series of bi-fold doors providing access out to the south facing terrace. There is plenty of space for a dining table and chairs and the living area has a feature contemporary tiled chimney breast housing an inset living flame gas fire. To one alcove is a fitted media unit with cupboards and indent for flat screen TV. There is an extensively fitted kitchen with a range of contemporary handle-less units. Features include a one and a half ceramic sink with professional style mixer tap, six ring gas hob with designer ceiling mounted extractor hood above, twin ovens and a combination microwave. There is also a dishwasher, housing for an American style fridge/freezer. To one end of the kitchen is an oak framed breakfast bar area.



## LIVING AREA

With illuminated media wall with storage.



## KITCHEN AREA



## UTILITY ROOM

With fitted units, plumbing for automatic machine, space for dryer. Doors to both front and rear elevations.

## FIRST FLOOR

### LANDING

A spacious landing with access to boarded roof void.

## BEDROOM 1

Luxuriously appointed with a comprehensive range of fitted furniture having wardrobes, storage cupboards and drawers. There is also a matching dressing table and bedside units. Attractive contemporary pelmet lighting. Bay window to front elevation. Central ceiling light/fan.



## BEDROOM 2

Another double bedroom with large picture window to rear. Central ceiling light/fan.



### BEDROOM 3

Again a double bedroom, with window overlooking the garden. Central ceiling light/fan.



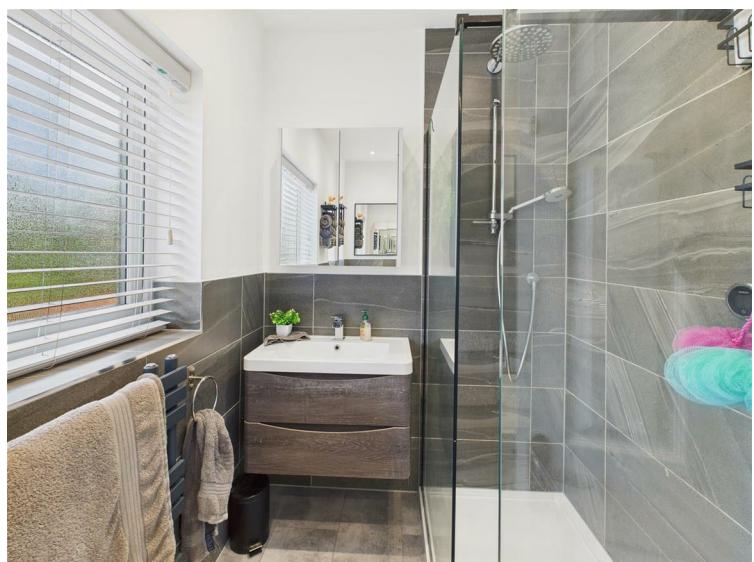
### BEDROOM 4

With attractive corner window to the front. Fitted mirror fronted wardrobes.



## BATHROOM

With contemporary suite comprising oval bath with wall mounted waterfall tap and handheld shower, plus separate walk-in shower area with both a rain head and handheld electric shower system, glazed partition and tiled surround. Wash hand basin with drawers below and toiletries cupboard above. Electric Bluetooth vanity mirror with anti fog mirrors and shower sockets. Heated towel rail, tiling to the floor, recessed spotlights to the ceiling.



## OUTSIDE

A tarmac driveway and return in front of the house provides plenty of parking for upto 6 vehicles. The property enjoys a southerly facing rear aspect and a large contemporary patio extends from the back of the house with rendered retaining walls and a cosy seating area to one corner. There is also an area built ideally as an outside kitchen area. A lawned garden lies beyond and at the bottom of the garden is a large garden and bike store/workshop.



## 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 E. We would recommend a purchaser make their own enquiries to verify this.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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 TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

## 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. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VALUATION SERVICE

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.

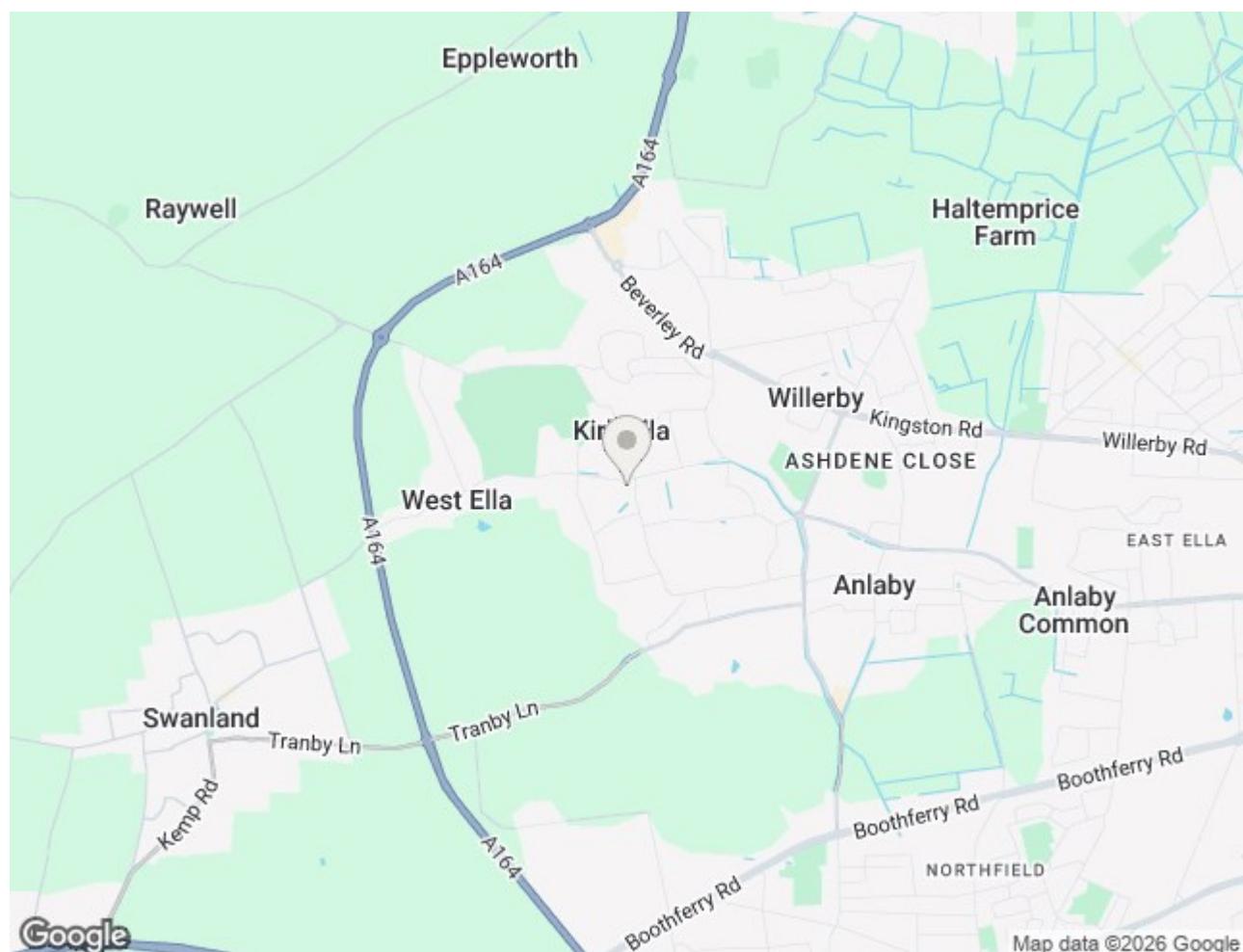
### PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### VIEWING APPOINTMENT

TIME ..... DAY/DATE .....

SELLERS NAME(S) .....







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	