



20A The Fairway, West Ella, Hull, East Riding of Yorkshire, HU10 7SB



## EXQUISITE FOUR BEDROOM RESIDENCE WITH PANORAMIC GOLF COURSE VIEWS



Positioned in an exceptional setting overlooking the rolling greens of Hull Golf Course, 20a The Fairway is a refined and beautifully appointed family residence offering elegance, space and privacy in equal measure.

Architecturally striking and thoughtfully designed, this impressive home combines contemporary styling with expansive glazing, ensuring natural light floods every principal room. The result is a residence that feels both sophisticated and effortlessly liveable.

## From the Agent's Perspective

This is a home that immediately commands attention. The entrance hall sets the tone, light-filled and welcoming, with a sweeping staircase that creates a sense of arrival.

The heart of the property is the open-plan kitchen and family space. Designed for both entertaining and everyday living, it features a substantial central island, high specification cabinetry and wide bifold doors that frame uninterrupted views across the golf course. The transition between indoor and outdoor living is seamless, making it ideal for summer gatherings or relaxed evenings overlooking the fairways.

Upstairs, the principal suite is particularly impressive. A floor-to-ceiling window draws the eye outward, while the private balcony offers a tranquil vantage point over the landscape beyond. A well-appointed ensuite and walk-in wardrobe complete a suite that feels more boutique hotel than family home.





Externally, the rear garden has been designed for ease and enjoyment, with composite decking and defined seating areas providing an elegant yet low maintenance environment.

#### From the Seller's Perspective

This home has offered us an exceptional lifestyle. The ever-changing views over the golf course are something we will truly miss, as is the sense of light and openness throughout the house.

The kitchen and family room have been the centre of everything for us. From relaxed mornings to larger gatherings with friends, it has been a space that naturally brings people together.



The setting is wonderfully peaceful, yet everything is within easy reach. Local amenities, restaurants, parks and transport links are all close by, making day-to-day life effortless. We leave with fond memories and hope the next owners enjoy this home as much as we have.

## 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.



## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and 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



First Floor



Approximate total area<sup>(1)</sup>

2687 ft<sup>2</sup>

Balconies and terraces

108 ft<sup>2</sup>

Reduced headroom

35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

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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)

