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Limb
MOVING HOME



1 The Fairway, West Ella, East Yorkshire, HU10 7SA

- 📍 Impressive Detached
- 📍 Extended Accommodation
- 📍 Stunning Open Plan Kitchen
- 📍 Council Tax Band = E
- 📍 4 / 5 Bedrooms
- 📍 Fabulous Corner Plot
- 📍 Superb Rear Deck
- 📍 Freehold / EPC = C

£730,000

INTRODUCTION

This impressive detached house holds a coveted corner spot on The Fairway, within the highly desirable West Ella. The property boasts an extensive extended layout, with the standout feature being the stunning open-plan living kitchen that spans the entire rear. Bi-folding doors effortlessly link this vibrant space to the rear deck, creating a natural flow for everyday living and entertaining. The ground floor further comprises an inviting entrance hallway, a practical cloaks/W.C., a dedicated lounge, a comfortable sitting room, a convenient utility room, and a gym. Upstairs, there are four spacious bedrooms, including two with their own en-suite shower rooms, a family bathroom, and a flexible study or fifth bedroom. Outside, the corner plot is beautifully appointed, featuring automated wrought iron gates leading to a block-set driveway with ample parking and access to an integral store, plus an EV charger for modern convenience. Lush lawned gardens wrap around the front and side with brick wall to the boundary and extend to the rear where a large deck directly adjoins the house, complemented by a covered patio ideal for outdoor cooking with its BBQ and pizza oven.



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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



ENTRANCE HALL

Spacious and welcoming with tiled floor and staircase leading up to the first floor.

CLOAKS/W.C.

With fitted cabinets, wash hand basin and low flush W.C. Built in storage cupboards.



SITTING ROOM

With dual aspect log burning stove. Window to the front elevation. Door to:



LIVING ROOM

With window to the front elevation and French doors lead out to the rear garden.



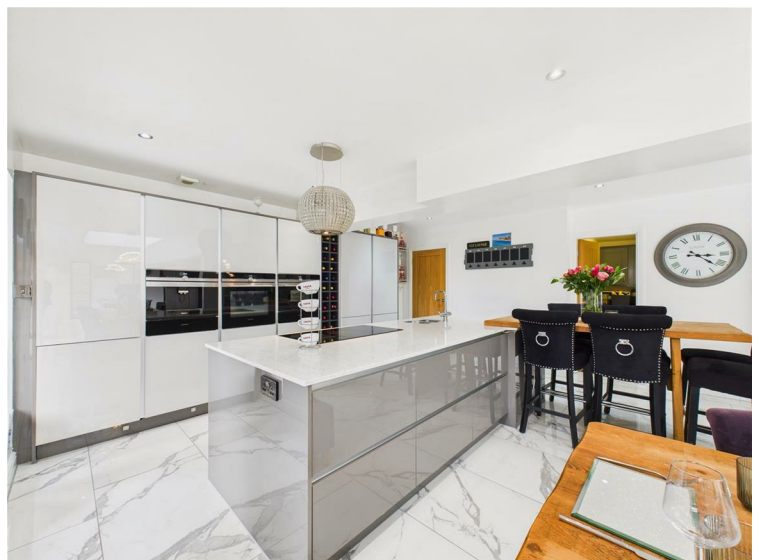
OPEN PLAN LIVING KITCHEN

Stunning space situated to the rear of the property with bi-folding doors leading out to the rear garden. Tiled floor throughout with underfloor heating and inset spot lights.



KITCHEN AREA

Fitted with a range of stylish units, central island with quartz worktops and bespoke breakfast bar peninsular, incorporating and inset sink unit with Franke boiling water tap, steam oven, combination microwave oven, two warming drawers, coffee maker, induction hob with feature filter above, fridge/freezer, dishwasher and wine chiller.



LIVING AREA

With built in media wall and dual access log burning stove.

DINING AREA



UTILITY ROOM

With fitted units and plumbing for a washing machine.

GYM

With window to side.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

With fitted wardrobes and window to front.



WALK IN WARDROBE

Fitted with shelving and hanging rails.

EN-SUITE BATHROOM

With suite comprising a bath, shower enclosure, fitted cabinet with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights and window to rear.



BEDROOM 2

With fitted wardrobes and window to front.



EN-SUITE BATHROOM

With modern suite comprising a bath with shower attachment, walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled floor, panelling to walls, inset spot lights and window to rear.



BEDROOM 3

With fitted wardrobes and window to front.



BEDROOM 4

With fitted wardrobe and window to rear.



STUDY/BEDROOM 5

With fitted furniture and cupboards. Window to front.



BATHROOM

With suite comprising a corner bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

Outside, the corner plot is beautifully appointed, featuring automated wrought iron gates leading to a block-set driveway with ample parking and access to an integral store, plus an EV charger for modern convenience. Lush lawned gardens wrap around the front and side with brick wall to the boundary and extend to the rear where a large deck directly adjoins the house, complemented by a covered patio ideal for outdoor cooking with its BBQ and pizza oven.



REAR VIEW



COVERED PATIO



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.

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

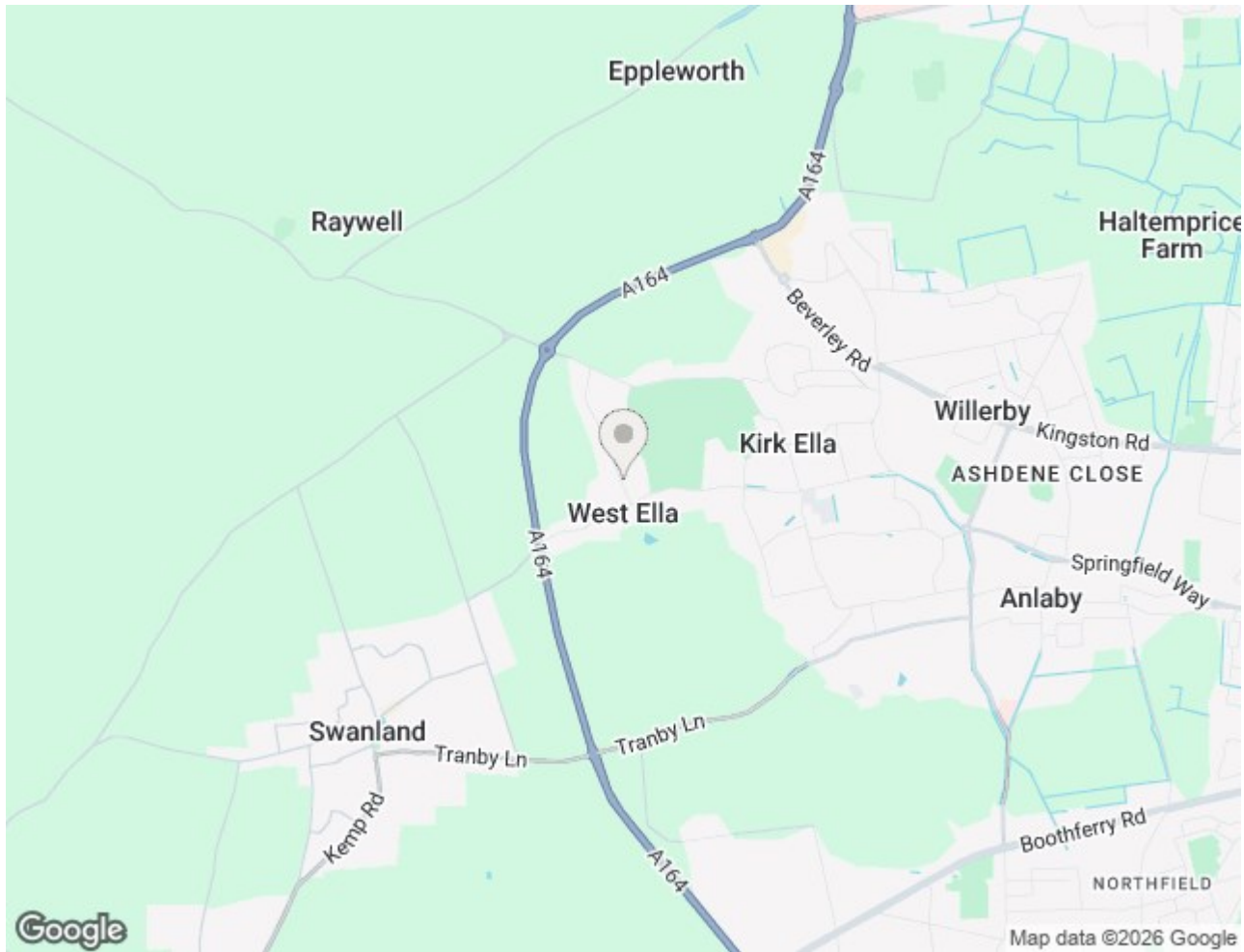
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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

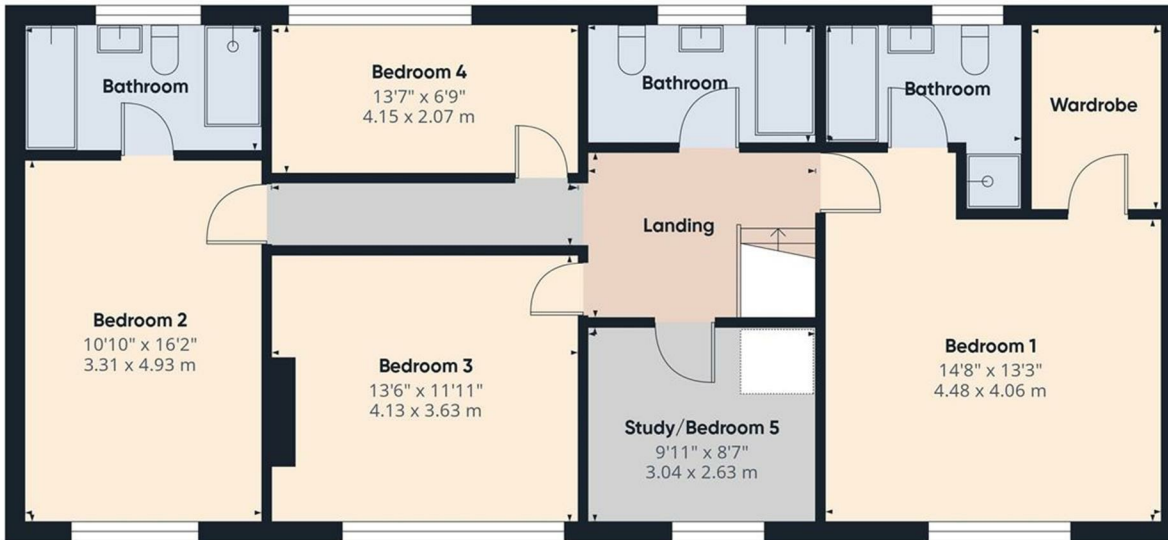
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.







Floor 1



Approximate total area^m
1039 ft²
96.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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