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Matthew
Limb
MOVING HOME



10 Allanhall Way, Kirk Ella, East Yorkshire, HU10 7QU

- 📍 Fabulous Detached House
- 📍 Attractively Presented
- 📍 High Quality Fittings
- 📍 Four Double Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Double Garage
- 📍 Exclusive Location
- 📍 EPC = D

£650,000

INTRODUCTION

This fabulous detached house stands in an exclusive location, just off West Ella Road, ideally placed for the area's well regarded amenities and schools. Offered with no chain, a viewing is a must to appreciate the spacious proportions of this beautifully presented home which has an array of quality fittings and the heart of the house is a wonderful contemporary open plan living kitchen with grand island and wide sliding doors opening to the garden. Upon arriving at the property, there is a twin access horseshoe driveway which provides excellent parking and leads to the double garage. An impressive contemporary entrance portico makes a real statement and first impressions of the accommodation are set by the spacious central entrance reception with Amtico flooring and oak detailed staircase. The ground floor accommodation includes a beautiful separate lounge with feature fireplace, dining/sitting room, "work from home" study, the fabulous open plan living kitchen, utility and W.C. At first floor, a spacious landing provides access to all four double bedrooms, one with ensuite, and the luxurious main bathroom. The accommodation has uPVC framed double glazing and a combination of gas fired central heating to radiators, plus underfloor heating to a number of rooms. The rear garden is mainly lawned with fencing to the borders. In all, a fine home which is ready to move straight into.

LOCATION

Allanhall Way runs directly off West Ella Road. The surrounding areas of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including Haltemprice Sports Centre. St Andrews primary school and Wolfreton secondary school can be found nearby along with private schooling at Hull Collegiate which lies a short distance away. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

An impressive contemporary entrance portico with a quality entrance door opens to:

ENTRANCE RECEPTION

This spacious entrance reception is centrally arranged and has Amtico flooring and an oak detailed staircase leading up to the first floor.



ALTERNATIVE VIEW



W.C

With low level W.C and wash hand basin, tiled surround.

LOUNGE

24'2" x 14'0" approx (7.37m x 4.27m approx)

A well proportioned room with bow window to the front and sliding patio doors to the rear. There is a feature marble fireplace housing a contemporary living flame gas fire.



ALTERNATIVE VIEW



DINING/SITTING ROOM

13'0" x 12'0" approx (3.96m x 3.66m approx)
Bow window to front elevation.



OPEN PLAN LIVING KITCHEN

22'10" x 19'9" approx (6.96m x 6.02m approx)
The heart of the house and projecting into the rear garden is this simply stunning open plan space which combines an extensively fitted kitchen, dining and sitting areas. An extensive amount of glazing provides views into the gardens and there is a wall of wide sliding doors which open out. A large lantern light also allows light to flood in to the room. The contemporary kitchen has an extensive range of fitted units with grand island having quartz work surfaces with waterfall edges. Appliances include a Neff oven, combination microwave oven with warming drawer, induction hob with ceiling mounted extractor hood above, dishwasher, larder fridge and a larder freezer. There is an undercounter sink with an instant hot water tap. Underfloor heating extends throughout. There is also a separate pantry to the rear of the kitchen.



KITCHEN AREA



LIVING AREA



LIVING AREA



KITCHEN AREA



LIVING AREA



LIVING AREA



KITCHEN AREA



UTILITY ROOM

14'2" x 8'1" approx (4.32m x 2.46m approx)
With fitted units, undercounter sink with mixer tap, tiling to the floor, window and external access door to rear, internal door to the garage. There is an integrated washing machine and a dryer, underfloor heating.



STUDY

12'6" x 4'3" approx (3.81m x 1.30m approx)
With arched window to front, feature skylight, underfloor heating.



FIRST FLOOR

LANDING

With window to front elevation.



BEDROOM 1

11'9" x 14'6" approx (3.58m x 4.42m approx)
Up to the face of fitted wardrobes running to one wall, window to front elevation.



ALTERNATIVE VIEW



BEDROOM 2

12'0" x 15'0" approx (3.66m x 4.57m approx)

Up to front of fitted wardrobes running to one wall, window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle and wash hand basin, tiling to the walls and floor, heated towel rail, underfloor heating.



BEDROOM 3

12'0" x 11'2" approx (3.66m x 3.40m approx)

Up to face of fitted wardrobes, window to front elevation.



BEDROOM 4

8'8" x 11'4" approx (2.64m x 3.45m approx)
Up to front of fitted wardrobes, window to rear elevation.



BATHROOM

8'1" x 7'9" approx (2.46m x 2.36m approx)
A luxurious bathroom which comprises a shower enclosure, wash hand basin in cabinet, Villeroy and Boch bath, tiling to the walls and floor, heated towel rail. Underfloor heating.



W.C

With concealed flush W.C, wash hand basin, tiled surround and floor. Underfloor heating.

OUTSIDE

Upon arriving at the property there is a twin access horseshoe driveway which provides excellent parking and leads to the double garage with up and over door. The rear garden is mainly lawned with patio areas. Fencing to the borders.



REAR VIEW OF PROPERTY



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

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.

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.

VALUATION SERVICE

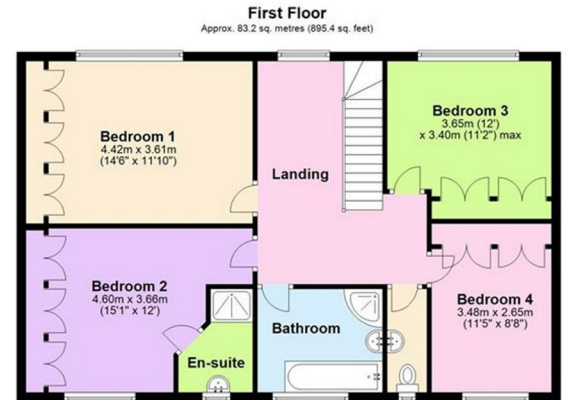
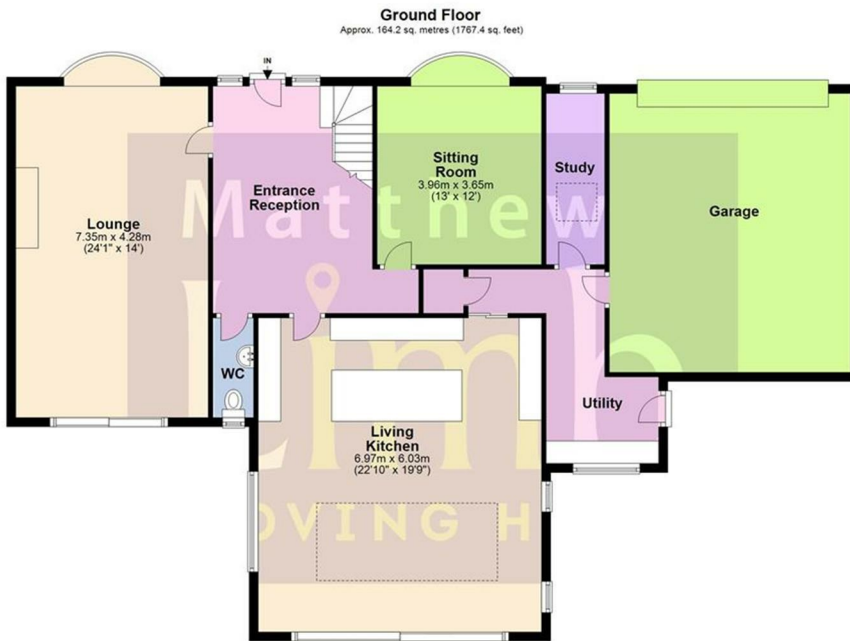
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)





Total area: approx. 247.4 sq. metres (2662.7 sq. feet)

