



Elveley Drive, West Ella, Hull, HU10 7RU

FINE & COUNTRY

**SUPERB INDIVIDUAL FOUR BEDROOM DETACHED HOUSE IN A HIGHLY SOUGHT AFTER LOCATION WITH WALLED AND ELECTRIC GATED PRIVATE ENTRANCE DRIVEWAY PLUS OFF ROAD PARKING FOR SEVERAL VEHICLES. OVERALL PLOT SIZE 0.21 OF AN ACRE.
EARLY VIEWING A MUST**



This superbly presented and maintained individual four bedroom detached house sits on approximately 0.21 of an acre. A credit to its present owners, with electric gated entrance and generous off road parking and gardens. The accommodation on offer briefly comprises lobby, to entrance hallway, cloakroom, lounge, conservatory, fitted breakfast kitchen, play room/study, utility room. First floor four bedrooms and bathroom. Outside gardens and private parking

Location:

The exclusive village of West Ella lies approximately eight miles to the south of the historic town of Beverley. Good local shopping and schooling facilities are to be found in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose, Morrisons and Sainsbury's superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and the Humber Bridge.

Accommodation:

The accommodation is arranged on the ground and one upper floor and can be seen on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Lobby:

Leading to the...

Entrance Hallway:

Staircase leading to the first floor.

Cloakroom:

With w.c., wash hand basin, fully tiled walls and tiled flooring.

Lounge:

Feature fireplace and large windows looking into the conservatory and rear garden providing lots of natural light.





Conservatory:

French doors leading out to the rear garden.

Playroom/Study:

Window to the front elevation.

Breakfast Kitchen:

Comprehensive range of fitted floor units, wall cupboards and drawers, built-in oven, hob and hood, inset sink unit. integrated dishwasher and store room off. Double doors leading to the conservatory.

First Floor

Bedroom 1:

With fitted wardrobes, dressing table unit and drawers, bedside cabinets.

Bedroom 2:

With fitted wardrobes.

Bedroom 3:

Bedroom 4:

Fitted wardrobes.

Bathroom:

Bath, separate shower, semi pedestal wash hand basin, low level w.c. and fully tiled walls.



Outside:

The property is approached via a private driveway which is accessed via a walled and electric gated entrance with generous block set forecourt providing off road parking for several cars and leading to a brick store. The rear garden has a full width paved patio that wraps around both sides of the property, stepping down to a generous size lawn with fence and hedge boundaries. The garden enjoys a good degree of privacy.

Tenure:

The property is freehold.

Central Heating:

The property has the benefit of gas central heating.

Double Glazing:

The property has the benefit of UPVC double glazing.

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 F.*

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.

Site Plan Disclaimer:

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

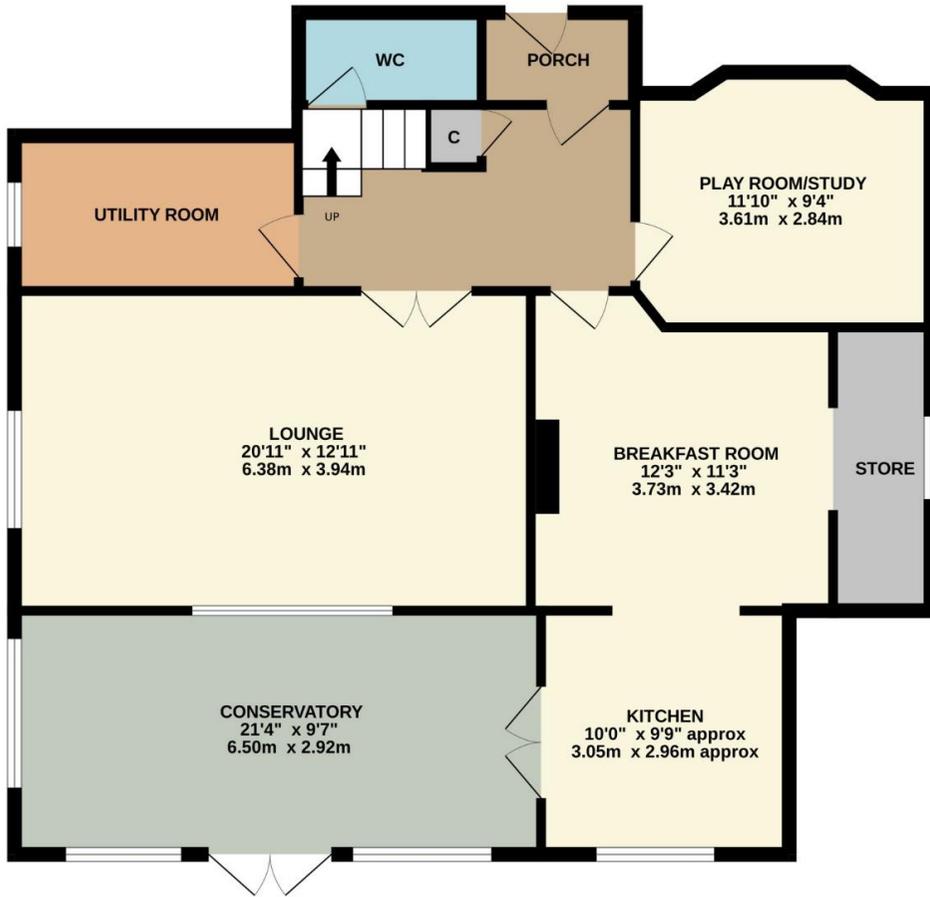
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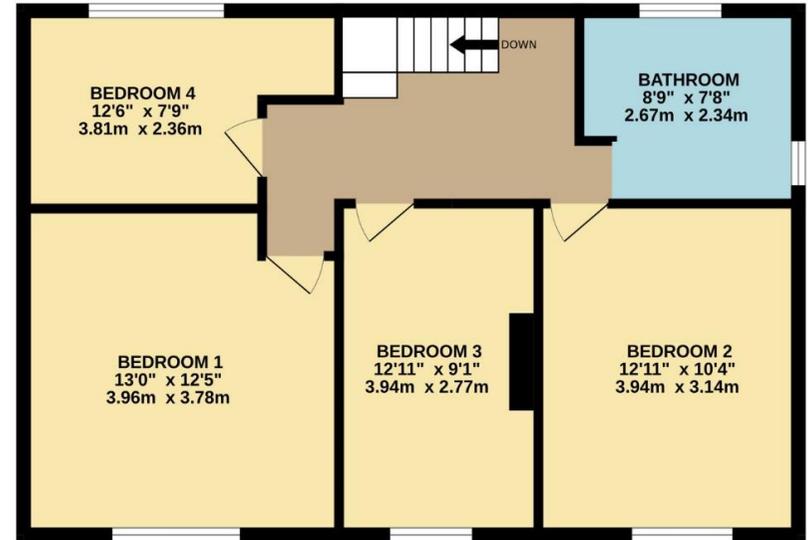
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GROUND FLOOR

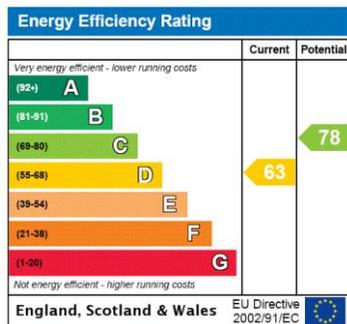


1ST FLOOR



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

