



Roof Garden, 2 Old Hall Drive, Kirk Ella, East Yorkshire, HU10 7TY

A SUBSTANTIAL HOME OF SIGNIFICANT ARCHITECTURAL MERIT DISCREETLY TUCKED AWAY SET IN A MATURE SOUTH FACING PLOT



Located in a secluded area, close to the heart of Kirk Ella, this grand design home offers an enviable lifestyle. Finished to an extremely high specification throughout, providing incredible indoor and outdoor entertaining space, one of the best examples of modern architecture seen by the Agent in many years.

Providing four double bedrooms, four bathrooms, including a stunning master bedroom suite.

Take a look at the photographs and floorplan to fully appreciate this exceptional property.

Accommodation

The property is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

With marble flooring.

Cloakroom/WC

Fully tiled in marble with vanity wash hand basin.

Open Plan Living Dining Kitchen

Kitchen Area

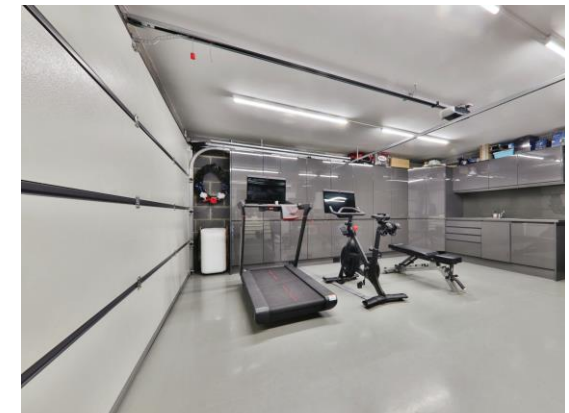
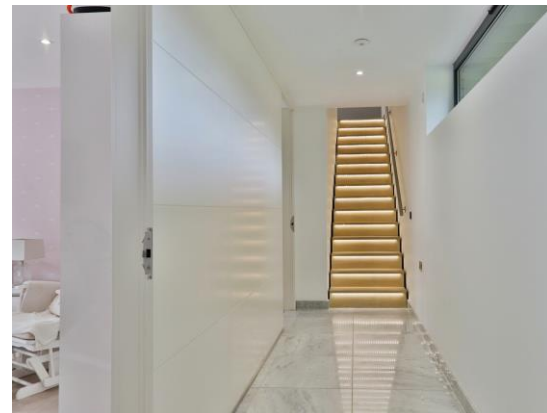
Includes a comprehensive range of stylish cabinets with complementing quartz granite worktops and a large centre island unit with inset sink, insinkerator and hot tap. Integrated appliances include refrigerator, freezer, oven and five ring hob plus dishwasher. With letterbox gas fire. The bi-fold doors take full advantage of the aspect over the south facing garden which interconnects well with the outdoor entertaining area. Open plan to the ...

Dining Area

With bi-fold doors to the south facing garden.

Utility Room

Fitted in a style to match the kitchen in high gloss with complementing quartz granite worktops and integrated washing machine.





Snug

With letterbox gas fire and bi-fold doors to the garden and outdoor entertaining area.

Inner Hall

Provides access to the four bedrooms, all of which enjoy a south facing aspect.

Bedroom 2

French doors to the south facing terrace and garden and a range of high gloss finish fitted wardrobes and drawer unit.

En-suite Shower Room (2)

Fully tiled with walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail.

Bedroom 3

French doors leading to the south facing terrace and garden and fitted wardrobe.

En-suite Shower Room (3)

Fully tiled with walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail.

Bedroom 4/Guest Suite

Walk-in wardrobe.



First Floor Landing

Master Bedroom Suite

This stunning master bedroom is a particular feature of this property. With air conditioning and panoramic windows taking full advantage of the south facing aspect and access to the glass panelled balcony.

Walk-in Dressing Area

This large walk-in dressing area has a range of full length fitted wardrobes in a high gloss finish.

En-suite Bathroom (Master)

Fully tiled in marble complementing a stylish suite comprising a freestanding bath, twin vanity wash hand basins, walk-in shower and separate w.c. with opaque glass.

Outside

The property is discreetly tucked away behind the magnificent Grade II Listed Old Hall. Approached via a private road serving two properties with electric gates and intercom system. The driveway extends to a parking area in front of the garage with multiple parking and turning space leading to a substantial double garage 19'6" x 18'9" with internal access to the property and includes a comprehensive range of fitted cupboards in a high gloss finish and the gas fired central heating boiler unit.

The gardens are set mainly to the south and west and have been beautifully landscaped including box hedging and spacious patio providing a superb outdoor entertaining space. The gardens are mainly lawned and include a variety of ornamental plants and mature trees which make for an idyllic setting.

Services

Mains gas, water, electricity and drainage are connected to the property.

The Loxone home automation system controls every aspect of the house, including heating, lighting, doors, alarms, intercom, outdoor heat lamps, hot tub, blinds and curtain, offering ultimate control.

The property also has the benefit of a water softener.

Central Heating

The property has the benefit of a comprehensive gas fired underfloor central heating system.

Double Glazing

The property has the benefit of double glazed windows throughout.

Security

The property has a comprehensive security system.



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 on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



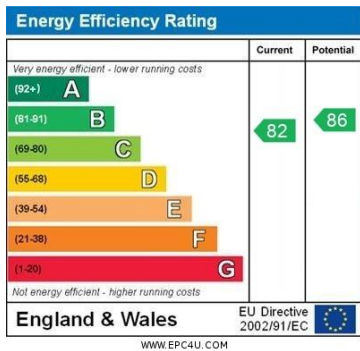


OLD HALL DRIVE, KIRK ELLA

TOTAL FLOOR AREA : 3012 sq.ft. (279.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

