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Matthew
Limb
MOVING HOME



154 West Ella Road, Kirk Ella, East Yorkshire, HU10 7RR

- 📍 Beautifully Appointed
- 📍 Versatile Detached Property
- 📍 Lounge & Dining Room
- 📍 Three/Four Bedrooms
- 📍 Drive & Double Garage
- 📍 Lovely Rear Gardens
- 📍 Prime Location
- 📍 EPC=D

£475,000

INTRODUCTION

Beautifully appointed and immaculately presented is this extremely versatile modern detached property which stands in one of the regions most desirable street scenes. Ready to move straight into, the property is presented in superb condition and provides the versatility of bedrooms both upstairs and downstairs. In brief, the accommodation which has central heating and double glazing installed, comprises a spacious and welcoming entrance hall, shower room, dining room/bedroom, 21' lounge, conservatory, sitting room with doors to the rear garden, dining kitchen and utility room. At first floor level are three double bedrooms with en-suite to bedroom 1 and a bathroom with four piece suite.

The property is set back from the road with a block set driveway to the front leading to the double garage with electric up and over door. The lovely rear garden is well enclosed with patio area and lawn beyond.



LOCATION

The property stands in one of the region's most desirable residential addresses which which characterised by many fine homes of distinction. The property itself stands on the south side of West Ella Road opposite Hull Golf Club and lies on the fringe of West Ella village, close to where it meets the adjoining village of Kirk Ella. The surrounding area offers an excellent range of shops and amenities including the newly refurbished Haltemprice Sports centre. St Andrew's Primary School and Wolfreton secondary school can be found nearby along with private schooling at Hull Collegiate and Hymers college. The property is located upon a bus route and is also convenient for access to Hull city centre, the Humber Bridge, the historic market town of Beverley and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE VESTIBULE

With door to:

ENTRANCE HALL

Spacious and welcoming with original stained and varnished floor. Large coat cupboard.



SHOWER ROOM

With suite comprising a corner shower enclosure, low flush W.C., vanity unit with wash hand basin, tiled surround and window to front elevation.



DINING ROOM/BEDROOM 4

9'11" x 9'11" approx (3.02m x 3.02m approx)
With original stained and varnished floor, window to front elevation.



LOUNGE

21'9" x 11'11" approx (6.63m x 3.63m approx)

Feature marble fire surround housing an electric fire. Window to side. Patio doors to conservatory.



LOUNGE - ALTERNATIVE VIEW



CONSERVATORY

11'11" x 8'6" approx (3.63m x 2.59m approx)

Door leads out to the rear garden.



SITTING ROOM

13'11" x 10'0" approx (4.24m x 3.05m approx)
Original stained and varnished floor, double doors open out to the rear garden.



DINING KITCHEN

15'5" x 13'11"(max) approx (4.70m x 4.24m(max) approx)
Having a range of fitted base and wall units with wood effect work surfaces, ceramic one and a half sink and drainer with mixer tap. Integrated appliances include a double oven, microwave, hob with extractor over, fridge/freezer and dishwasher. There is ample space for a dining table and chairs. Tiled floor, windows to side and rear elevations.



DINING KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

With base unit, ceramic sink and drainer, plumbing for automatic washing machine, space for tumble dryer, window and external access door to side.

FIRST FLOOR

LANDING

Spacious landing with window to front elevation and access to roof void.



BEDROOM 1

13'10" x 11'11" approx (4.22m x 3.63m approx)
Extending to 18'5". Windows to front and side elevations. Built in wardrobe.



EN-SUITE SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin, low flush W.C., tiling to walls and floor.



EN-SUITE SHOWER ROOM - ALTERNATIVE VIEW



BEDROOM 2

13'10" x 9'10" approx (4.22m x 3.00m approx)
Built in wardrobe and window to rear elevation.



BEDROOM 3

9'11" x 9'10" approx (3.02m x 3.00m approx)
Window to rear elevation.



BATHROOM

With four piece suite comprising a shower enclosure, bath with shower attachment, pedestal wash hand basin, low flush W.C., tiled floor, partly tiled walls, window to side elevation.

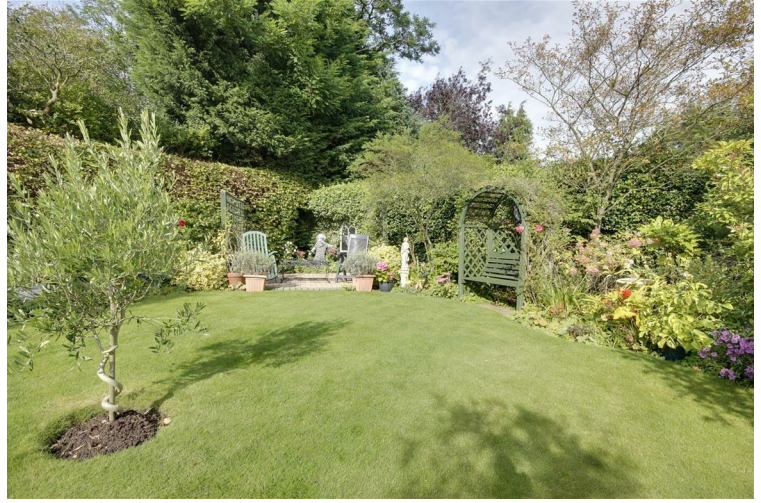


OUTSIDE

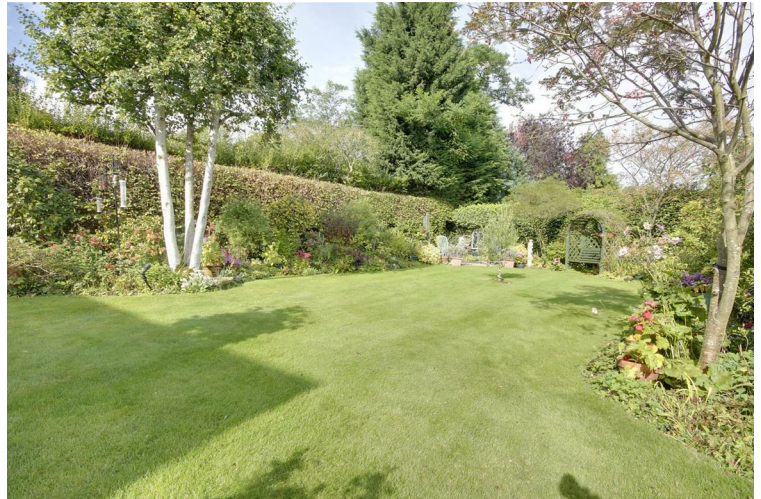
Outside the property is accessed via wrought iron gates to a block set driveway providing excellent parking and leading to the double garage with automated up and over entry door and a personal door into the main accommodation. There is also a lawn to the front with planted borders.

The well enclosed rear garden is mainly lawned with borders planted with a variety of mature shrubs and trees. A patio area directly adjoins the rear of the property.

GARDEN



GARDEN - ALTERNATIVE VIEW



GARDEN - ALTERNATIVE VIEW



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 F. 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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

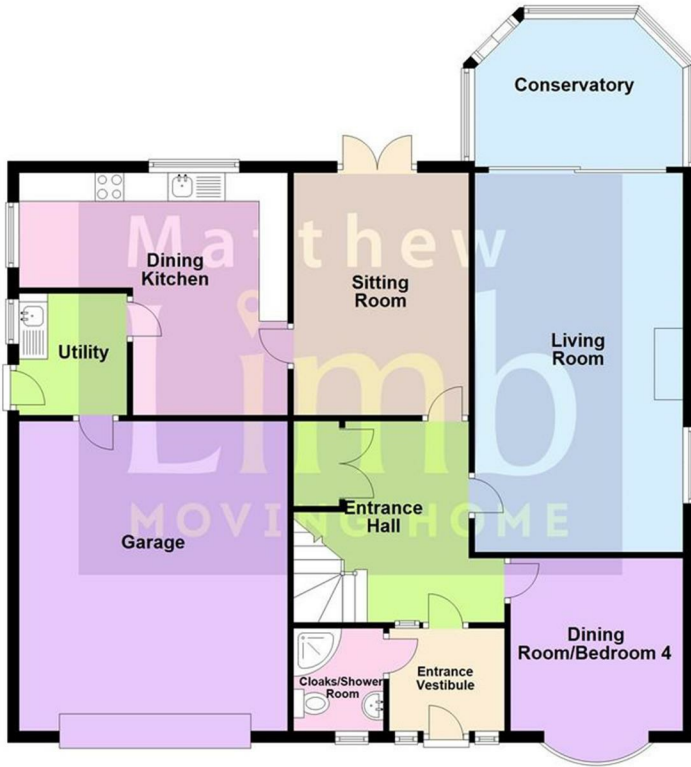
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 122.9 sq. metres (1322.6 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



Total area: approx. 199.5 sq. metres (2147.1 sq. feet)

