



4 Manor Fields, West Ella, East Yorkshire, HU10 7SG

- 📍 Fabulous Property
- 📍 High End Specification
- 📍 Significantly Extended
- 📍 Great Outside Space
- 📍 4 Beds/3 Baths
- 📍 4/5 Reception Areas
- 📍 Garden Room/2nd Kitchen
- 📍 EPC = C

£635,000

INTRODUCTION

This fabulous detached house has been significantly enhanced and extended by the current owners to create a truly desirable home to be enjoyed both inside and out. The property stands to one corner of this exclusive and award winning development within the prime residential location of West Ella. Built approximately 28 years ago in a classical style, the property enjoys the luxuries of modern living and has a high quality specification throughout. The accommodation briefly comprises a central hallway, lounge, sitting room, superb living room which links into a garden room/2nd kitchen with bi-fold doors out to the rear garden. There is also an extensively fitted study, delightful breakfast kitchen, utility room and downstairs WC. At first floor are four double bedrooms, two being en-suite and there is a separate bathroom. The sanitary ware has been replaced in recent times with quality fittings and tiling. A pull down loft ladder from the landing gives access to the loft room. The accommodation has the benefit of gas fired central heating to radiators and double glazing.

The grounds are a particular feature being predominantly walled and beautifully landscaped to front, side and rear elevations. The driveway provides parking and access to the detached double garage. In all, a wonderful home of which viewing is strongly recommended.

LOCATION

The property occupies a quiet corner, of this exclusive development. The property forms part of an award winning farm conversion within the centre of one of the area's most highly desirable and picturesque locations. Situated to the west of Hull, West Ella lies between Kirk Ella and Swanland, and the property is therefore well situated towards travelling towards Hull city centre, the Humber Bridge, the historic market town of Beverley all connecting into the national motorway network. The surrounding area offers a good range of local shops, supermarkets, recreational facilities and a variety of other amenities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious central hallway with a staircase leading to the first floor.
Storage cupboard.



CLOAKS/WC

With low level WC and wash hand basin.

LOUNGE

13'9 x 17'7 approx plus bay window (4.19m x 5.36m approx plus bay window)

Bay window to front elevation. This elegant room has as its focal point a feature limestone fireplace housing a log burner. Double doors open out to the side courtyard.



ALTERNATIVE VIEW



STUDY

12'4 x 7'9 approx (3.76m x 2.36m approx)

Extensively fitted with lockable cupboards, drawers and desk area. Window to front elevation.



SITTING ROOM

15'0 x 12'8 approx (4.57m x 3.86m approx)
Plus bay window to the rear. Wall mounted TV point. Wide opening through to:



ALTERNATIVE VIEW



LIVING ROOM

28'5 x 11'0 approx (8.66m x 3.35m approx)
This stunning room is currently used for living and dining purposes and has a large lantern light to the ceiling which allows light to flood in. There are windows to the front and double doors opening to the rear garden.



ALTERNATIVE VIEW



GARDEN ROOM/2ND KITCHEN

10'7 x 10'1 approx (3.23m x 3.07m approx)
Ideal for entertaining and for quick access to the outside garden/barbecue space this garden room has bi-folding doors opening out and a stylish fitted kitchen with high gloss units, corian surfaces, moulded sink, integrated oven, hob and extractor hood. There is tiled flooring and recessed downlighters to ceiling. There is also a separate external access to the side which allows guests to arrive and leave along a side path rather than through the main body of the house.



BREAKFAST KITCHEN

28'0 x 9'4 approx (8.53m x 2.84m approx)
A beautiful space with windows overlooking the rear garden and double doors opening to the courtyard. There is an extensive range of attractive fitted units, with granite work surfaces, under counter one and a half sink with mixer tap, range cooker with concealed extractor hood above, integrated dishwasher, fridge freezer and microwave. There is a matching dressing unit, tiled flooring and recessed downlighters to ceiling.



ALTERNATIVE VIEW



DINING AREA



UTILITY ROOM

With matching fitted units, sink and drainer, wall mounted central heating boiler, plumbing for automatic washing machine and space for a further appliance. Door to courtyard.

FIRST FLOOR

LANDING

With pull down loft ladder leading up to the loft area.



BEDROOM 1

A door from the landing leads to the dressing area which is flanked by fitted wardrobes having sliding mirrored doors to one side.



BEDROOM AREA

10'7 x 11'6 approx (3.23m x 3.51m approx)
Measurements up to fitted wardrobes with sliding mirrored fronts running to one wall. Window to front elevation.



EN-SUITE SHOWER ROOM

A beautifully appointed en-suite with walk in shower area, concealed flush WC, wash hand basin with cabinet, tiling to the walls and floor, heated towel rail.



BEDROOM 2

14'0 x 9'5 approx (4.27m x 2.87m approx)
With fitted wardrobes, window to rear elevation.



EN-SUITE

Stylish en-suite comprising walk in shower area, wash hand basin and concealed flush WC, tiling to the walls and floor, heated towel rail.



BEDROOM 3

15'0 x 9'6 approx (4.57m x 2.90m approx)
Window to rear elevation.



BEDROOM 4

13'6 x 8'2 approx (4.11m x 2.49m approx)
Fitted wardrobes, window to front elevation.



BATHROOM

A modern bathroom comprising bath, shower area, fitted furniture with inset wash hand basin and WC. Tiling to the walls and floor. Heated towel rail.



SECOND FLOOR

A pull down lift ladder from the landing leads to a loft area which has been floored out and has a window to the rear.

PLEASE NOTE THAT THIS AREA DOES NOT HAVE CURRENT BUILDING REGULATION APPROVAL AND CAN ONLY BE CLASSED AS STORAGE SPACE RATHER THAN LIVING ACCOMMODATION.



OUTSIDE

This property was the pick of the plots when the development was originally built approximately 28 years ago. The property is situated to a quiet corner and a driveway provides good parking and access to the double garage. The front of the property has been attractively landscaped with block set and raised borders complemented by a walled surround. A path to one side of the house leads to the garden room, ideal for guests to arrive when outdoor entertaining. There is also a lockable gate to the side courtyard. This courtyard lies to the west side of the house and is paved with a walled surround, providing a sunny and secluded area. The rear garden has been beautifully landscaped being extensively paved with raised borders and a large corner decked area with breeze house/gazebo (electrical sockets provided). The garden is walled and is ideal for entertaining, enhanced by an undercover area ideal for a barbecue. The second kitchen/garden room is accessed via bi-folding doors.



REAR ALTERNATIVE VIEW



SIDE GARDEN



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 (i). We would recommend a purchaser make their own enquiries to verify this.

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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)



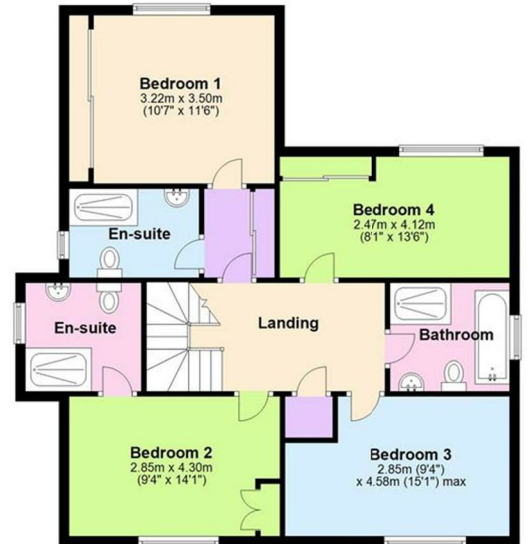
Ground Floor

Approx. 137.2 sq. metres (1476.9 sq. feet)



First Floor

Approx. 83.6 sq. metres (899.9 sq. feet)



Total area: approx. 220.8 sq. metres (2376.8 sq. feet)

