





The Property Specialists

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**Rosedale West Ella Road, West Ella HU10 7SF**  
**Guide Price £700,000**



- Outstanding home and paddock
- Approximately 0.8 acre plot
- Excellent development potential (subject to necessary consent)
- Spacious four bedroom accommodation
- Three receptions
- Panoramic open views
- Wonderful garden
- Outstanding location
- EPC: E

THE PROPERTY

An incredibly rare opportunity to purchase a lovely detached house in the much sought after village of West Ella. Standing on beautiful gardens with the added benefit of a further paddock, the whole of which extends to approximately 0.8 acres. This wonderful four bedroom detached family home offers superb potential to extend and develop, subject to all necessary consents, and is located in an enviable position benefiting from expansive panoramic views. The spacious accommodation offers three good sized reception rooms at ground floor along with kitchen, utility and cloakroom, whilst at first floor level there are four generously sized bedrooms with en-suite shower to the master, and a further family bathroom.

This really is a house not to be missed.

LOCATION

West Ella is definitely one of the most desirable places to live in East Yorkshire. The picture postcard village of West Ella lies centrally between Kirk Ella and Swanland on the Eastern edge of the Yorkshire Wolds. Located within only 6 miles of the West of the city of Kingston upon Hull with great nearby motorway commutable access. The village lies on West Ella Road and was beautified by the owners of the Sykes family in the 19th Century and as a consequence much of the area is now a Conservation Area with many Listed Buildings. The village is characterised by its white pebble dash cottages and is well placed for the surrounding area's shops, schools and amenities including many conveniently placed supermarkets. A variety of sporting facilities are also to hand with the well renowned Hull Golf Club situated approximately 1 mile away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A lovely, spacious and welcoming hallway with return staircase to galleried landing, having timber floor and radiator, along with access to all three reception rooms.

CLOAKROOM

With low level WC and wash hand basin, access to understairs storage.

SITTING ROOM

21'0" x 12'0" (6.40m x 3.66m)  
Centrepiece marble fireplace with matching inset and hearth having open fire Baxi grate, PVCu sealed unit double glazed windows to three elevations along with door to rear terrace, and two radiators.

LIVING ROOM

13'9" x 12'0" (4.19m x 3.66m)  
Tiled inset and hearth with living flame gas fire and timber surround, PVCu sealed unit double glazed windows to three elevations and radiator.

DINING ROOM

15'6" x 13'6" (4.72m x 4.11m)  
Feature inset brick fireplace with living flame gas fire fitted, PVCu sealed unit double glazed window overlooking rear garden, French doors to kitchen and radiator.

KITCHEN

14'3" x 10'0" (4.34m x 3.05m)  
A range of base and eye level units incorporating a matching mobile centre island, integrated gas hob with gas oven and grill, stainless steel single drainer sink unit, PVCu window overlooking rear garden, door to terrace and radiator.

UTILITY ROOM

10'0" x 5'0" (3.05m x 1.52m)  
Fitted base unit with roll edge worksurface incorporating a single drainer sink unit, wall mounted gas fired central heating boiler and plumbing for automatic washing machine.

REAR ENTRANCE

Covered passageway with PVCu sealed unit double glazed door and personnel access door to garage.

FIRST FLOOR

LANDING

Built-in airing cupboard, PVCu sealed unit double glazed windows.

MASTER BEDROOM

14'10" x 12'0" (4.52m x 3.66m)  
PVCu sealed unit double glazed windows to three elevations and radiator.

EN-SUITE SHOWER ROOM

9'4" x 9'0" (2.84m x 2.74m)  
Shower in cubicle and wash basin fitted into timber furniture piece, fitted shelved cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

13'9" x 12'0" (4.19m x 3.66m)  
Fitted wardrobes and dressing table, fitted vanity basin, PVCu sealed unit double glazed windows to three elevations and radiator.

BEDROOM 3

13'3" x 8'4" (4.04m x 2.54m)  
Fitted wash basin, PVCu sealed unit double glazed windows and radiator.

BEDROOM 4

9'4" x 8'0" (2.84m x 2.44m)  
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

9'7" x 6'2" (2.92m x 1.88m)  
Panelled bath with electric shower over, wash basin and low level WC. Half tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The house stands on an absolutely beautiful plot with extensive and well tended lawned gardens to front and rear, as well as the benefit of a beautiful stone paved rear terrace overlooking the lawns, with hedged boundaries and open fields beyond, along with vegetable planting beds and an outside tap.

To the side of the property is a paddock area laid to grass and benefiting from a separate gated access. We believe the whole plot extends to slightly in excess of 0.8 acres.

GARAGE

17'0" x 9'6" (5.18m x 2.90m)  
Having water, light and power laid on with up & over door.

AGENT'S NOTE

Our client purchased the side paddock area subject to a "uplift clause". The clause reserved an uplift in value of 30% for the previous owner of the land and this clause has approximately 12 years remaining. Further details are available upon request.



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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