

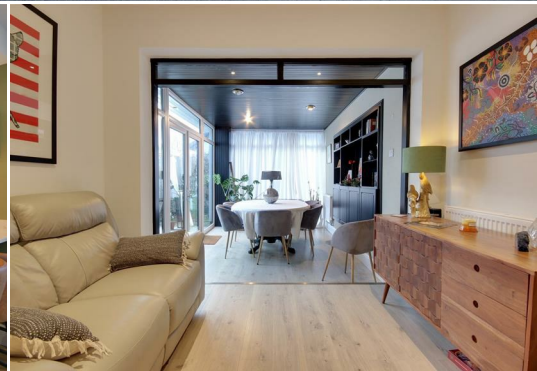
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Matthew
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MOVING HOME



34 The Fairway, West Ella, East Yorkshire, HU10 7SB

- 📍 Extremely Deceptive
- 📍 Very Spacious
- 📍 Individual Det. Residence
- 📍 Golf Course Views to Rear
- 📍 4 Beds/3 Baths
- 📍 3 Receptions
- 📍 Open Plan Kitchen
- 📍 EPC = D

£599,950

INTRODUCTION

It is certainly true that you should never judge a book by its cover, the same applies to this fabulous home. Attractive yet understated from the front, this individual detached residence provides an outstanding range of spacious accommodation with golf course views to the rear. Having been comprehensively remodelled and refurbished in recent times, the property affords an appealing contemporary layout which is ideal for family occupation. To the rear the property provides some fine views across the 9th fairway of the prestigious Hull Golf Club in the exclusive residential district of West Ella. The accommodation affords much versatility and includes a stunning open plan living kitchen, large lounge, sitting room, study/bed 5 and a ground floor double bedroom together with an adjacent shower/cloakroom. There is also a separate utility room. At first floor are three double bedrooms, en-suite and dressing area to master and a further separate shower room. Outside, the property is approached via a horseshoe blockset driveway which provides generous parking and access to the garaging. Directly to the rear of the property lies a paved terrace with lawned garden beyond running down to the golf course. In all, a fabulous home of which early viewing is strongly recommended.

LOCATION

The Fairway runs directly off Elveley Drive in a highly regarded residential location which can be accessed via either West Ella Road or Riplingham Road. West Ella is one of the area's most desirable locations situated between Kirk Ella and Swanland, to the western side of Hull. The surrounding area affords a good range of shops, supermarket, amenities, recreational facilities, Castle Hill Hospital and schooling. Convenient access is available to the Humber Bridge, the A63/M62 motorway network and the nearby historic market town of Beverley approx. 15 minutes drive away.

ACCOMMODATION

An attractive composite entrance door opens to:

ENTRANCE LOBBY

With useful cloaks cupboard off. An internal door opens through to the:

ENTRANCE HALLWAY

A stunning central hallway which provides access to the principle rooms. A feature staircase leads up to the first floor. There is a useful storage cupboard situated off.



ALTERNATIVE VIEW



LOUNGE

20'4 x 14'10 approx (6.20m x 4.52m approx)

This large lounge has a picture window to the front, cantilever bay window to the side and the focal point is a chimney breast having an inset living flame gas fire and illuminated niches to sides.



ALTERNATIVE VIEW



SITTING/DINING ROOM

20'4 x 9'4 approx (6.20m x 2.84m approx)

A super room with aspects across the rear garden and double doors opening out to the rear terrace. There are fitted cupboards and shelving. The room is accessed via sliding pocket doors from the hallway.



ALTERNATIVE VIEW



LIVING KITCHEN

24'9 x 14'0 approx (7.54m x 4.27m approx)

This open plan living kitchen is situated to the rear of the property and provides fabulous views across the rear garden and the golf course beyond. The kitchen features an extensive range of recently fitted units in a slate grey finish complemented by Carrara style quartz work surfaces complete with a breakfast bar return with pendant lights above. Features include and undercounter sink, waste disposal unit, freestanding Rangemaster range, with six ring gas hob, extractor hood above, dishwasher, drinks chiller and a freestanding American style fridge freezer. Karndean flooring extends throughout and double doors open to a paved terrace.



ALTERNATIVE VIEW



DAYROOM AREA



UTILITY ROOM

8'4 x 5'3 approx (2.54m x 1.60m approx)
With a range of fitted units and space for appliances.



STUDY/BEDROOM 5

9'3 x 8'0 approx (2.82m x 2.44m approx)
With window to side elevation. Cupboard to corner.

BEDROOM 4

11'9 x 11'5 approx max (3.58m x 3.48m approx max)
Window to side elevation, access to a walk in wardrobe leading to a storage room/airing cupboard housing the recently installed pressurised hot water system. Access to Under stairs storage cupboard.



SHOWER ROOM/WC

With suite comprising low level WC, wash hand basin and shower area with shower above plus hand held shower. Tiled flooring. Heated towel rail.



FIRST FLOOR

SPACIOUS LANDING

With large storage cupboard accessed off. Loft hatch to roof void.

BEDROOM 1

15'7 x 15'0 approx (4.75m x 4.57m approx)
With a view afforded across the rear garden and golf course beyond.



DRESSING AREA

Flanked by fitted wardrobes to one wall.

EN-SUITE BATHROOM

8'10 x 7'1 approx (2.69m x 2.16m approx)
With modern white suite comprising a bath with shower over plus hand held shower and screen, low level WC, wash hand basin on plinth, tiled surround and heated towel rail.



BEDROOM 2

14'10 x 13'6 approx (4.52m x 4.11m approx)
Window to side elevation. Walk in wardrobe situated off with hanging facilities.



BEDROOM 3

13'0 x 8'9 approx (3.96m x 2.67m approx)
With velux style window, walk in wardrobe situated off with hanging facilities.



SHOWER ROOM

12'2 x 5'0 approx (3.71m x 1.52m approx)
With modern suite comprising tiled shower enclosure, low level WC, pedestal wash hand basin, heated towel rail.



EXTERNAL FRONT

A wrought iron fence extends to the front with a twin access horseshoe driveway set to block paving which provides excellent parking and access to the integral garage.



EXTERNAL REAR

The rear garden has a fabulous aspect across the adjoining golf course. Directly to the rear of the house is a paved terrace ideal for patio furniture etc. A lawned garden extends beyond and to one corner lies an arbour which enjoys the golf course view and also looks back at the house.



ALTERNATIVE VIEW



PATIO



ARBOUR



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 G. 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.

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.

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.

VIEWING APPOINTMENT

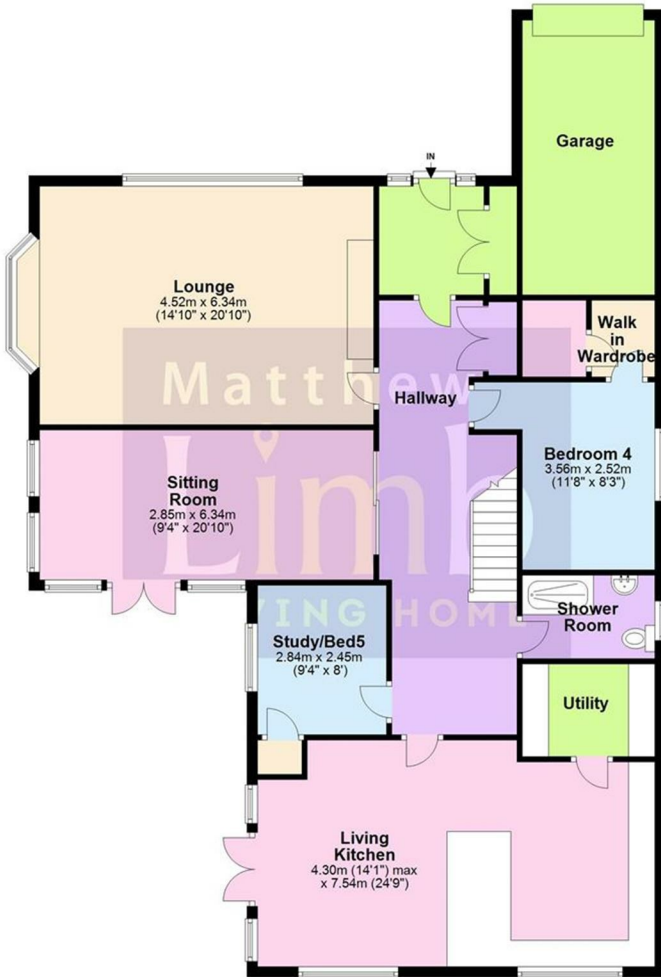
TIMEDAY/DATE

SELLERS NAME(S)



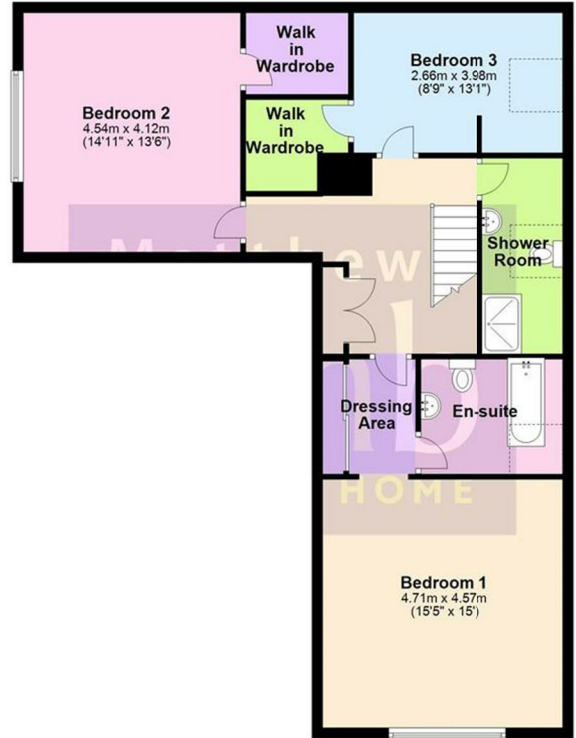
Ground Floor

Approx. 150.9 sq. metres (1623.9 sq. feet)



First Floor

Approx. 87.7 sq. metres (944.4 sq. feet)



Total area: approx. 238.6 sq. metres (2568.3 sq. feet)

