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**Limb**  
MOVING HOME



*6 Manor Fields, West Ella, East Yorkshire, HU10 7SG*

- 📍 Fine Detached House
- 📍 Exclusive Location
- 📍 4 Beds/3 Baths
- 📍 Council Tax Band = G

- 📍 3 Reception Rooms
- 📍 Double Garage
- 📍 Viewing Recommended
- 📍 Freehold/EPC = D

**£525,000**



## INTRODUCTION

Part of a stunning award winning development within the exclusive conservation village of West Ella is this impressive four bedroomed detached house complete with double garage. The well designed accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall with cloaks/W.C. off, an attractive lounge, conservatory, dining/sitting room, study, breakfast kitchen and utility. Upon the first floor are four bedrooms, two with en-suites, and a separate bathroom. Gas fired central heating to radiators is installed together with wooden framed double glazing. The grounds are part walled and a parking forecourt provides access to the double garage. Gardens wrap around the house to front, side and rear and have been set out for ease of maintenance with paving and artificial grass.



## LOCATION

The property occupies a quiet corner of this exclusive development, an award winning farm conversion approximately 30 years ago within the centre of one of the areas most highly desirable and picturesque locations. This picture postcard village lies between Kirk Ella and Swanland and the eastern edge of the Yorkshire Wolds, some 6 miles to the west of the city of Kingston Upon Hull. West Ella Road runs through the village and was beautified by the owners of the Sikes family in 19th century and as a consequence, much of the location is a conservation area with many listed buildings. The village is characterised by its white pebble dashed cottages and is well placed for the surround area, shops, schooling and amenities including many conveniently placed supermarkets and retail parks. A variety of sporting facilities are also to hand and the well renowned Hull Golf Club is situated approximately 1 mile away. Convenient access can be gained to the Humber Bridge northern approach road and into the A63/M62 motorway system making this an ideal location for the commuter/regional traveller. The historic market town is located some 8 miles to the north.



## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

Stairs to first floor off with cupboard beneath.



## LOUNGE

A spacious lounge with bay window to front elevation and double doors opening through to the conservatory. The focal point of the room is a feature fire surround with cast and tiled fireplace housing a living flame gas fire.





## CONSERVATORY

A brick and timber conservatory with tiled floor and two sets of double doors leading to the outside.



## SITTING/DINING ROOM

With bay window to rear elevation and further window to side.



## STUDY

Windows to front and side elevations.



## KITCHEN

With a range of fitted base and wall mounted units having roll top worksurfaces. There is a one and a half stainless sink and drainer plus mixer tap, integrated oven, microwave above, four ring hob with extractor hood above, plumbing for a dishwasher, integrated fridge, breakfast bar area, tiled surround to units, windows overlooking the rear garden.



## UTILITY

With fitted cupboards, plumbing for automatic washing machine and space for dryer. External access door to side of the property.

## FIRST FLOOR

### CENTRAL LANDING

A particularly spacious landing with attractive Velux light allowing light to flood in. Airing cupboard with pre-lagged hot water cylinder situated off.



## BEDROOM 1

Accessed through a corridor which is flanked by fitted wardrobes and a door into the en-suite. The bedroom area has a bay window to the front elevation, fitted with dressing table and cupboards.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., pedestal wash hand basin, shower area with rainhead and handheld shower system with glazed partition, heated towel rail.



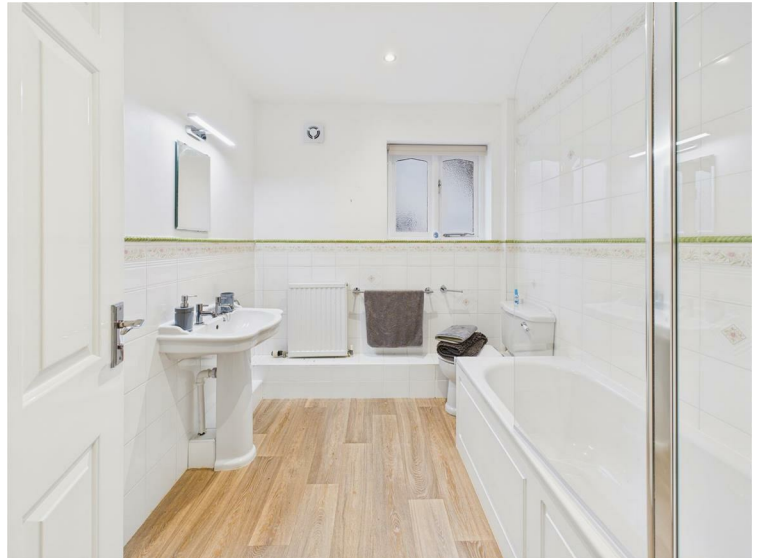
## BEDROOM 2

With window to rear elevation, access to roof void.



## EN-SUITE BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with mixer tap and shower attachment.



## BEDROOM 3



## BEDROOM 4





## BATHROOM



## OUTSIDE

The property is situated to one corner of a small cluster of properties within the prestigious Manor Fields development. A block set forecourt provides parking and access to the double garage with two separate up and over doors. The front garden is attractively part walled. There is a further extensive paved area to one side of the house and the rear garden has been set out for ease of maintenance with artificial lawn and raised borders with fencing to the perimeter.



## HEATING

The property has the benefit of gas fired central heating to radiators.

## GLAZING

The property has the benefit of wooden framed double glazing.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

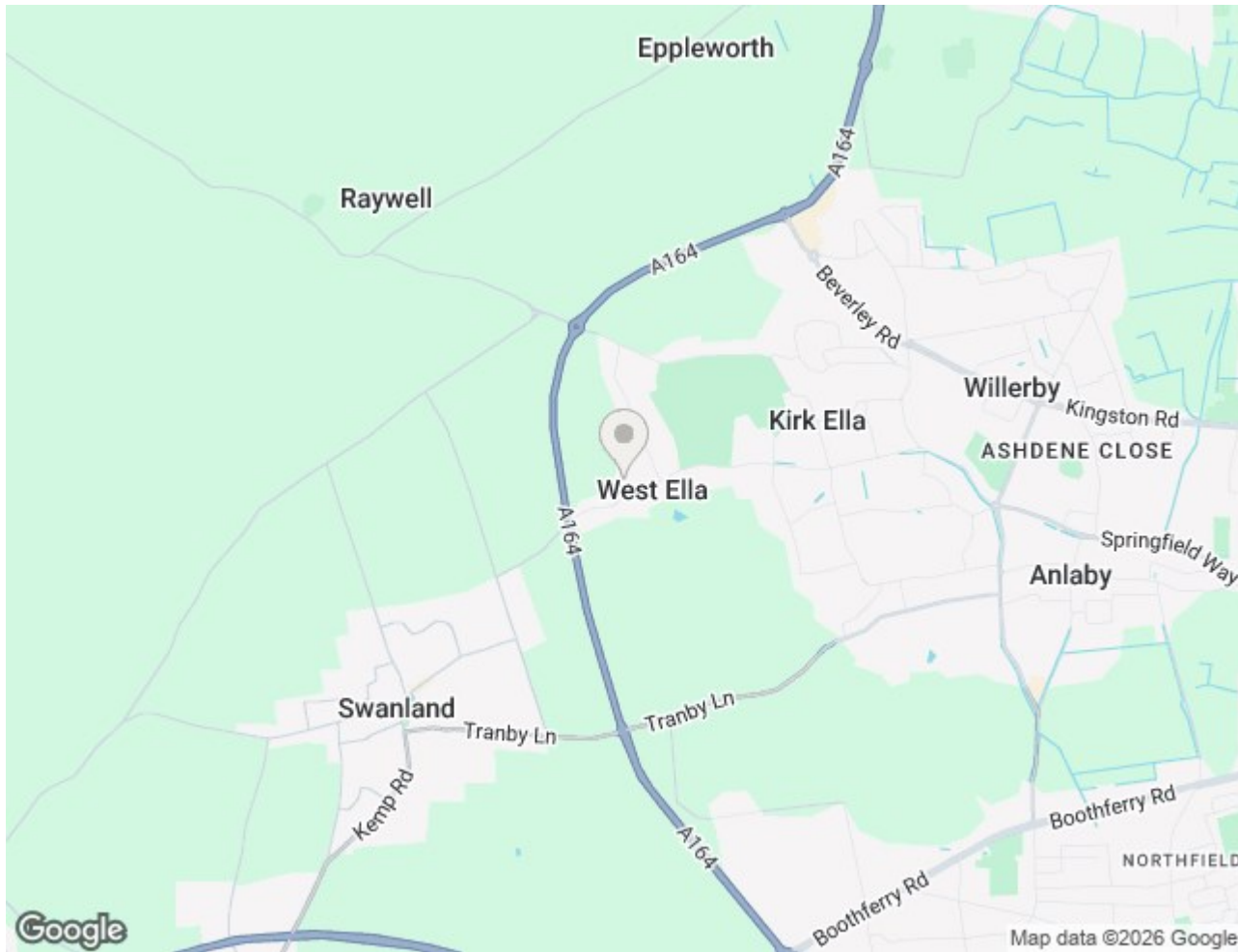
## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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.





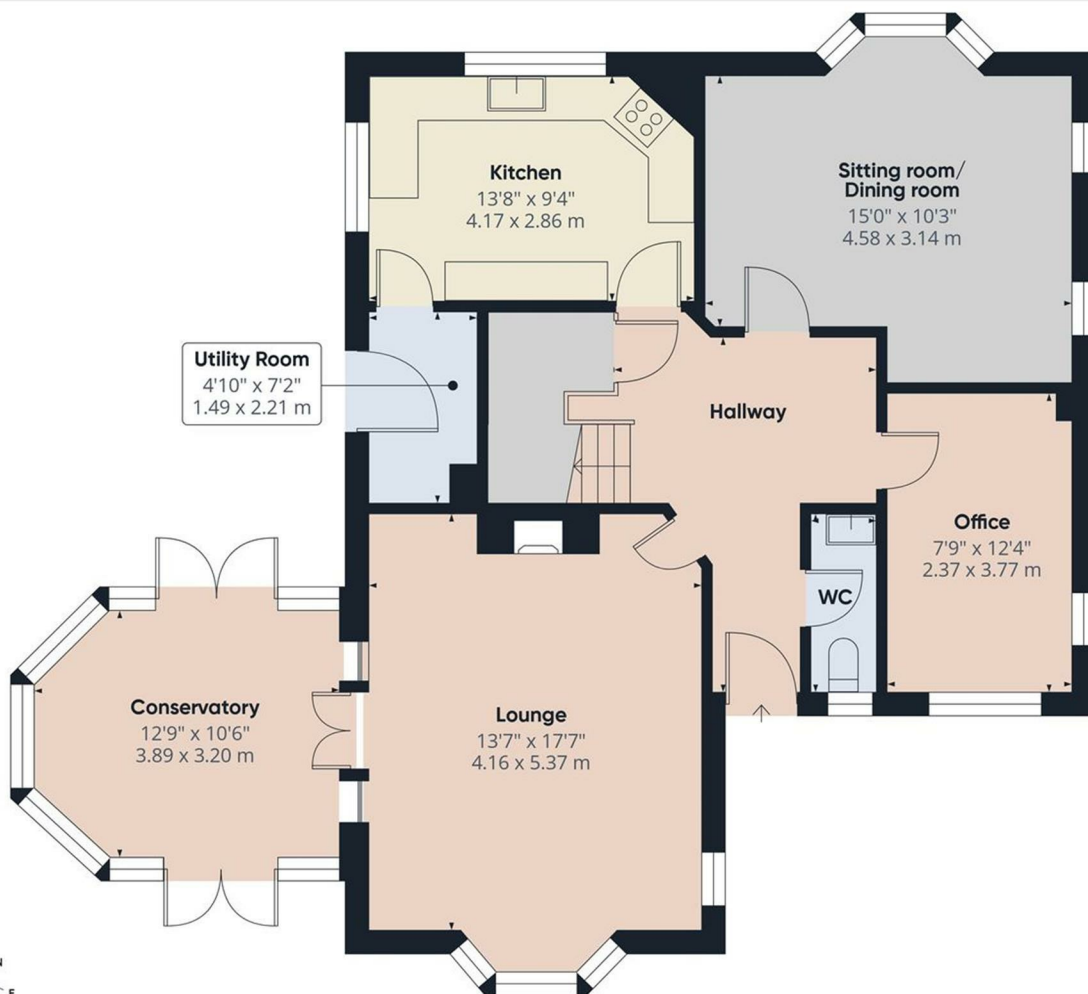


Approximate total area<sup>m</sup>  
972 ft<sup>2</sup>  
90.3 m<sup>2</sup>

(1) Excluding balconies and terraces

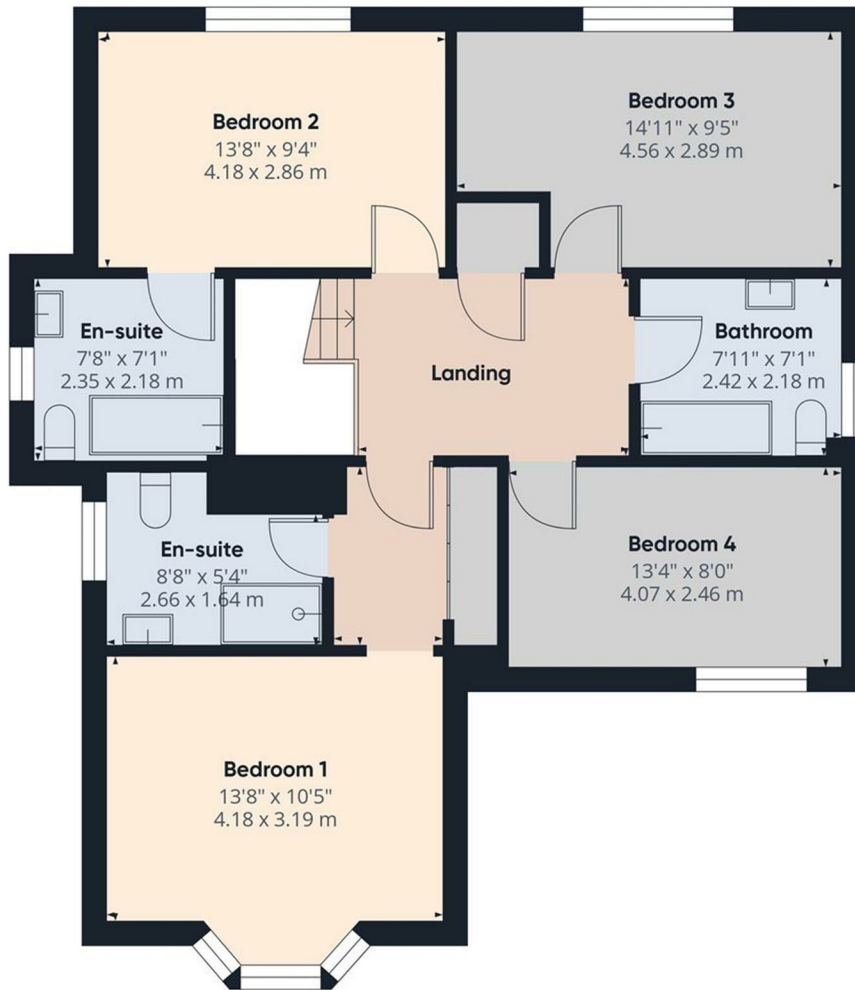
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0





Floor 1



Approximate total area<sup>m</sup>  
812 ft<sup>2</sup>  
75.3 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	