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**Limb**  
MOVING HOME



*76 South Ella Way, Kirk Ella, East Yorkshire, HU10 7LS*

📍 Individual Detached House

📍 1/3rd Acre Plot

📍 Beautiful Gardens

📍 Council Tax Band = G

📍 5 Bedrooms

📍 Well Maintained Accom.

📍 Excellent Location

📍 Freehold/EPC = D

**£545,000**



## INTRODUCTION

What a wonderful garden! An overall plot of around 1/3rd of an acre which has been beautifully landscaped over the years to create a delightful environment and park like vista. This individual art deco style house also stands in such a convenient location with a whole host of shops, schools and amenities within striking distance. The property has been well maintained over the years and affords plenty of potential for an incoming purchase to put their own stamp on it. The accommodation is depicted on the attached floorplan and briefly comprises a central hallway, large lounge, cosy sitting room and an open plan dining kitchen plus separate utility and cloaks/W.C.. There is also a garden room. Upon the first floor, the landing has a small balcony to the front and there is a series of five bedrooms served by the bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside a driveway opens up to a parking forecourt and leads onwards to one side up to the tandem length garage. The rear gardens are simply beautiful. An extensive patio overlooks the shaped lawn with an array of mature borders providing many areas of interest. In all this individual detached house is ideal for a growing family with plenty of space both inside and out!

## LOCATION

South Ella Way is a highly regarded residential area which lies between Mill Lane and Beverley Road in Kirk Ella, one of the areas most desirable locations situated to the west side of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling which includes nearby St. Andrews primary school and Wolfreton secondary school. The Haltemprice community and sports centre is easily accessible in addition to which Anlaby retail park lies nearby where such shops as Morrisons, M&S Food and a Next can be found. Convenient access to the A63 is available which leads to Hull City Centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door with matching side panels to:



## ENTRANCE HALL

A central hallway with stairs leading to the first floor off and cupboard beneath.



## CLOAKS/W.C.

With W.C. and wash hand basin.

## LOUNGE

A good sized room with deep bay window to front elevation. The focal point of the room is a feature fire surround with marble hearth and backplate housing a living flame gas fire. Decorative niches to side and double doors opening through to the rear garden room.





## SITTING ROOM

A cosy room with deep bay window to front elevation, feature fire surround with tiled hearth and "living flame" gas fire flanked by leaded stained glass windows side.



## DINING KITCHEN

An open plan space overlooking the garden with window and double doors which open out to an extensive paved patio. The kitchen has a range of limed oak fitted units with work surfaces, integrated double oven, four ring gas hob, filter hood above, plumbing for a dishwasher, one and a half sink and drainer with mixer tap, tiled surround.



## UTILITY ROOM

With sink and drainer, plumbing for automatic washing machine, window and door to side elevation. There is also a storage cupboard which can be used as an airing cupboard.



## GARDEN ROOM

Overlooking the garden with double doors opening out to the paved terrace.



## FIRST FLOOR

### LANDING

A central landing with double doors opening out to a rounded balcony to the front. Access to roof void.

### BEDROOM 1

With fitted wardrobes, window to front elevation.



## BEDROOM 2

Window to front elevation, leaded stained glass windows to side, fitted wardrobes and drawers.



## BEDROOM 3

Window to side elevation.





## BEDROOM 4

Window to rear elevation, built in wardrobe.



## BEDROOM 5

Fitted wardrobes, cupboards, vanity wash hand basin, window to rear elevation.



## VIEW



## BATHROOM

With suite comprising low level W.C., wash hand basin, panelled bath with mixer tap/shower attachment, shower enclosure, cylinder cupboard off.





## OUTSIDE

The property occupies a prominent position in South Ella Road with a shaped driveway providing ample parking for several vehicles flanked by a lawn. A side drive leads to a tandem length garage. The rear garden is an absolute delight having been carefully cultivated over the years to create many areas of interest. Directly to the rear of the house is an extensive paved patio ideal for relaxing or entertaining upon. A shaped lawn extends beyond bounded by an array of well stocked borders. Towards the bottom of the garden is a greenhouse.



## REAR VIEW



## 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.

## 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.







