



22 West Ella Road, Kirk Ella
Offers Over £500,000

SUPERB POSITION - This vastly extended 5 Bedroom / 3 Bathroom traditional semi-detached house sits well back off the road on an impressive large landscaped plot - **VIEWING RECOMMENDED!**

INTRODUCTION

We are delighted to offer this substantial property to the market. With accommodation over three floors, this traditional semi-detached house retains many original features whilst offering modern living requirements. The accommodation briefly comprises: Entrance Hall with Cloakroom off, Sitting Room, Living Room, Conservatory, large Kitchen/Day Room with Utility Room off. To the first floor there are four Bedrooms, one with En-Suite Shower Room and a family Bathroom. To the second floor there is a complete suite ideal for teenager/elderly relative; a Study Area leads to a Bedroom with En-Suite Shower Room. The grounds have been landscaped throughout and include an entertainment area and vegetable garden. Multiple parking facilities and a Garage are

located at the front of the property which is approached through wrought iron gates.

LOCATION

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsbury's, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

ENTRANCE HALL

This impressive L-shaped Hall features parquet wood flooring, radiator in cover, turning staircase to first floor and Cloakroom off.

CLOAKROOM

With white suite incorporating low flush WC, wash hand basin, ceramic tiled floor, heated towel warmer/radiator.

SITTING ROOM 13'6 + bay x 13' (4.11m +bay x 3.96m)

Features a deep bay window, original Art Deco fireplace with coal effect gas fire, parquet wood flooring, radiator.

LIVING ROOM 17'5 x 11'6 (5.31m x 3.51m)

This large versatile room features a partly curved wall, brick fire place with wooden mantle and multi fuel log burner, two traditional recessed cupboard/bookshelf units, radiator and french doors leading to:

CONSERVATORY 12'10 max x 10'9 (3.91m max x 3.28m)

Overlooking the rear garden, this all year round Conservatory has radiator, ceramic tiled floor and french doors leading to rear garden. An archway leads into:

KITCHEN / DAY ROOM 25'4 max x 21'8 max (7.72m max x 6.60m max)



A truly superb living space. Forming part of an extension to the side of the property, this light and airy open plan room has a high pitch ceiling with four "velux" style windows and french doors leading to the rear garden. This well fitted kitchen offers a comprehensive range of oak fronted including floor, wall and display cabinets plus breakfast bar, "Belling" range cooker, integrated appliances including extractor hood, dishwasher & refrigerator; dark 1.5 bowl composite sink unit, large travertine floor tiles throughout, radiators.

UTILITY ROOM 6'4 x 4'10 (1.93m x 1.47m)

Situated off the Kitchen/Day Room. Has plumbing for automatic washing machine, ceramic tiled floor.

LANDING

A turning staircase leads to a landing with feature traditional stained glass window, built in storage cupboard and Box Room. A further turning staircase leads to the Second Floor.

MASTER BEDROOM 14' max +bay x 13' max (4.27m max +bay x 3.96m max)

With deep bay window, fitted wardrobes, radiator. Leads into:

EN-SUITE SHOWER ROOM 6'9 x 4'1 (2.06m x 1.24m)

Incorporates White suite with plumbed shower cubicle, vanity wash hand basin, heated towel warmer/radiator, ceiling spotlights.

BEDROOM 2 15' x 10'8 max (4.57m x 3.25m max)

Overlooks the rear garden. Has fitted cupboard, radiator.

BEDROOM 3 8'6 x 8'6 (2.59m x 2.59m)

Overlooks the rear garden. Has radiator.

BEDROOM 4 11'2 x 8'11 max (3.40m x 2.72m max)

Has fitted wardrobe, radiator.

BATHROOM 9'4 x 6' (2.84m x 1.83m)

With white suite incorporating panelled bath with electric shower unit above, pedestal wash hand basin, low flush WC, part tiled walls, radiator.

BOX ROOM 6' x 2'7 (1.83m x 0.79m)

SECOND FLOOR SUITE

STUDY AREA 12' + storage x 8'8 (3.66m +storage x 2.64m)

The turning staircase leads into this bright Study Area with radiator and access to eaves storage. Door into:

BEDROOM 5 15' max x 11'11 max (4.57m max x 3.63m max)

Well fitted with various light wood fronted wardrobes and bedside cabinets, wooden headboard with spotlighting above, "velux" style window, radiator. Leads into:

EN-SUITE SHOWER ROOM 5'10 x 4'2 (1.78m x 1.27m)

Incorporates white suite with plumbed shower cubicle, wash hand basin, radiator, eaves storage access, "velux" style window.

EXTERNAL 18'8 x 12'9 (5.69m x 3.89m)

The property sits well back off the road on a particularly wide plot. Impressive brick walling with wrought iron railings to the outer perimeter with an approach through double

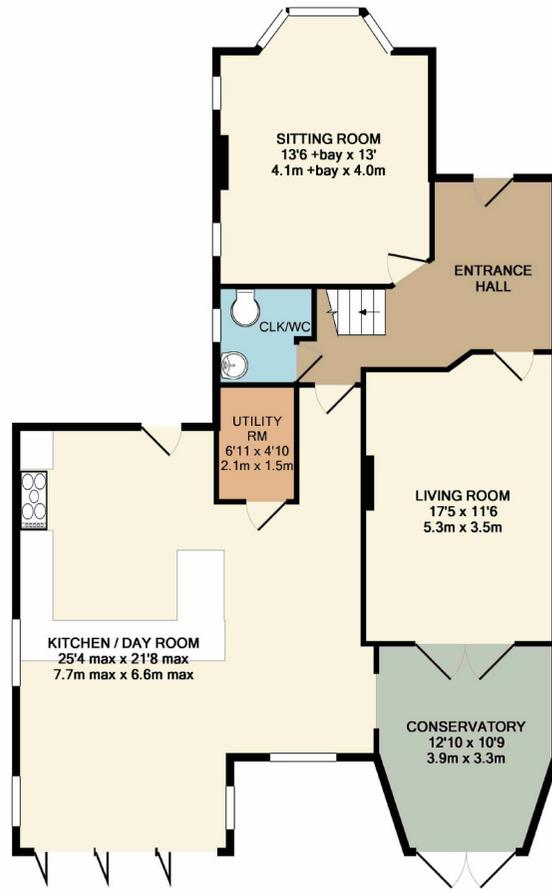
wrought iron gates. The inner perimeters have high beech hedging affording extra privacy. The grounds have been landscaped throughout and to the front there is a shaped lawn, deep well stocked borders with railway sleeper sections and a water feature. A block paved drive offers multiple parking facilities and leads to a brick garage measuring approximately 18'8 x 12'9 (5.69m x 3.89m) with light and power supply and up & over door. External lighting and sockets to each aspect of the grounds.

An entertainment area is located at the side of the property being block paved with a further water feature.

A good sized rear garden is bounded by beech hedges to three perimeters. A block paved patio leads to a shaped lawn

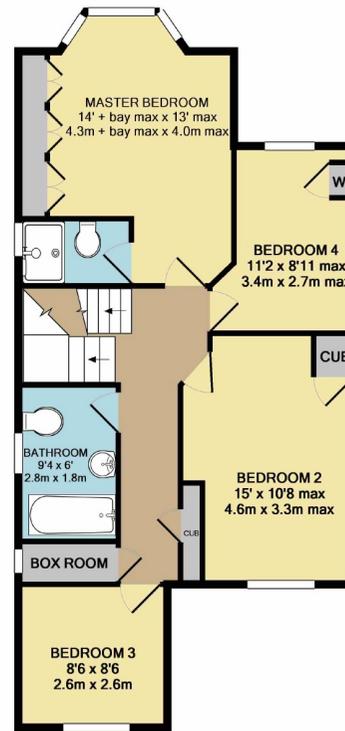






GROUND FLOOR
APPROX. FLOOR
AREA 1171 SQ.FT.
(108.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2162 SQ.FT. (200.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 62018



1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (91-100)		A (91-100)	
B (81-90)		B (81-90)	
C (69-80)		C (69-80)	
D (55-68)	64	D (55-68)	55
E (49-54)		E (49-54)	
F (39-48)		F (39-48)	
G (1-38)		G (1-38)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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