



staniford
grays



11 West Green, West Ella, Hull, HU10 7TW

£720,000

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11 West Green

Hull, HU10 7TW

- EXECUTIVE DETACHED HOME
- FULLY RE-MODELLED INTERIOR
- 4 DOUBLE BEDROOMS
- GENEROUS DRIVEWAY AND DETACHED DOUBLE GARAGE
- VIEWING ADVISED
- PRIVATE CUL-DE-SAC SETTING
- GENEROUS PLOT
- 3 BATHROOMS
- MATURE PLOT

Stanford Grays invite for inspection this executive, modern family home, located in the highly regarded West Ella cul-de-sac of West Green.

With generous living accommodation provided to two floor levels, the property is immaculately presented throughout having been fully re-modelled by the existing vendors to create this picture perfect family residence.

The versatile arrangement of living space to the ground floor comprises, Reception Hallway, formal Lounge, Dining Room, Fitted Study, open plan Kitchen and Snug leading through to an extended Garden Room, Utility Room and Cloakroom W.C.

Stanford Grays invite for inspection this executive, modern family home, located in the highly regarded West Ella setting.

Well positioned in the exclusive cul-de-sac environment of West Green, the immaculately appointed living space has undergone a full programme of upgrade and offers the opportunity of a forever family home.

Extending in excess of 2200 square feet the generous living accommodation is provided to two floor levels and comprises; Reception Hallway, Lounge, Snug, Dayroom/Dining Area leading open plan through to the Kitchen, Utility Room and Cloakroom W.C.



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GROUND FLOOR

RECEPTION HALLWAY

17'3" x 10'3" (5.26 x 3.13)

Accessed via hardwood door providing a welcoming entrance to this executive detached family home, with engineered oak floor coverings, uPVC lead insert window to front, staircase to first floor level with balustrade and spindles. Access provided to ground floor reception spaces.

W.C

With uPVC privacy window, pedestal basin and low flush w.c.

RECEPTION LOUNGE

22'10" x 12'1" (6.98 x 3.70)

A formal reception space boasting good levels of natural daylight, with uPVC double glazed window to the open front outlook, oversized sliding door to the rear garden, engineered oak flooring, a central focal point is provided via a contemporary style feature inset living flame gas fire (remote controlled), offering contemporary styling yet retaining a wealth of traditional feature complemented by ceiling coving.

SNUG / SITTING ROOM

11'1" x 12'1" (3.40 x 3.70)

With uPVC double glazed window to the front outlook.

STUDY

7'8" x 7'11" (2.35 x 2.42)

With uPVC double glazed window to the side elevation, engineered oak flooring.

OPEN PLAN BREAKFAST / DINING KITCHEN

13'2" x 13'5" (4.03 x 4.11)

(extending to 3.09m x 3.21m)

Serving as the heart of this family home, being well styled throughout with immaculately appointed upgraded Shaker style kitchen, boasting contemporary door furniture and colour choices, with contrasting quartz work surfaces over, kitchen island with storage, hidden retractable sockets. A number of integrated appliances include Neff mid level double oven, oversize induction hob with concealed extractor canopy, fridge and freezer, dishwasher, Belfast sink with feature mixer tap, uPVC double glazed window to garden outlook, inset spotlights to ceiling, LVT flooring, pantry style cupboard and pan drawers. Provides access through to...

UTILITY ROOM

8'10" x 6'4" (2.71 x 1.94)

With uPVC door and windows, Franke inset sink and drainer, fitted storage and seating, LVT flooring, space for washing machine and dryer.

FIRST FLOOR

CENTRAL LANDING

17'5" x 9'1" (5.31 x 2.79)

Of an excellent size giving access to four double bedrooms, with balustrade and spindles, uPVC double glazed window to the front outlook.

PRINCIPAL BEDROOM

16'4" x 12'2" (5.00 x 3.73)

With uPVC double glazed window to the elevated garden outlook, fitted wardrobe storage to one full wall length offering a mix of storage solutions. Access through to...



EN SUITE SHOWER ROOM

8'3" x 5'8" (2.53 x 1.74)
With uPVC double glazed window to rear, double shower cubicle incorporating rainfall showerhead, pedestal basin, low flush w.c, decorative tiled detailing, inset spotlights to ceiling, wall lights and LVT flooring.

GUEST BEDROOM

14'0" x 11'10" (4.27 x 3.62)
Of double bedroom proportions with uPVC double glazed window to rear, fitted wardrobe.

EN SUITE SHOWER ROOM

9'8" x 4'2" (2.95 x 1.29)
With dedicated shower cubicle with showerhead and console, low flush w.c, pedestal basin, tiling to splashbacks, LVT flooring.

BEDROOM THREE

14'0" x 11'10" (4.27 x 3.62)
Suitably sized to accommodate double bed, with fitted wardrobes and uPVC window to frontage.

BEDROOM FOUR

12'2" x 7'1" (3.73 x 2.16)
With uPVC double glazed window to frontage, of double bedroom proportions with space for freestanding bedroom furniture.

HOUSE BATHROOM

10'3" x 8'9" (3.14 x 2.67)
Having been fully remodelled to a high standard incorporating a four piece suite, including freestanding shower cubicle, panelled bath with centrally mounted mixer tap and showerhead, pedestal basin, low flush w.c, tiling to splashbacks, heated towel rail, inset spotlights to ceiling, privacy window to the rear elevation.

OUTSIDE

West Green itself remains conveniently positioned with excellent access to the A63/M62 corridor, being situated off the popular and desirable Ripplingham Road in West Ella.

The immediate setting offers a number of executive styled detached properties offering exclusive cul de sac living, with the property boasting a pleasant frontage at an end of cul de sac position, being offset from West Green itself, with brick set driveway offering ample parking provision, laid to lawn front garden area, feature tree, leads to a detached double garage with up&over access door, full power and lighting and personnel door to side.

Picket style fencing leads to a private and established rear garden, with patio terrace extending from the immediate building footprint, laid to lawn grass section, established planting and shrubbery to full boundary perimeters, external tap, light points and power sockets also. Given the privacy and seclusion to the rear comes recommended for further inspection via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band is 'G'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



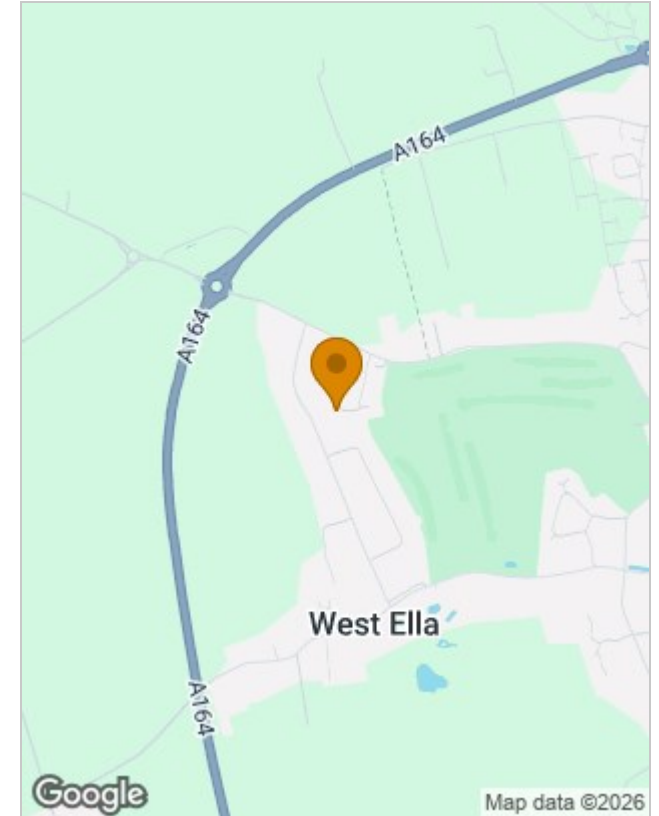
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

