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grays



134 West Ella Road, Kirk Ella, Hull, HU10 7RR

£825,000





# 134 West Ella Road

Hull, HU10 7RR

- PREMIER RESIDENTIAL SETTING
- IMMACULATE PRESENTATION
- IMPRESSIVE PRINCIPAL SUITE
- VIEWING ADVISED
- STUDIO/GARDEN ROOM
- LARGE CORNER PLOT
- FULLY REMODELLED INTERIOR
- OPEN PLAN LIVING
- IDEAL FAMILY HOME
- GATED DRIVEWAY

A truly striking and individually designed home, completed to the highest standard of specification and internal design.

Situated on the well-regarded residential setting of West Ella Road this family residence offers the ultimate embodiment of lifestyle and design. The outstanding accommodation extends over 2849 square feet in size with attention to detail evident throughout.

The immaculately appointed living space comprises; Vestibule, Reception Hallway with return staircase, fully open plan Dayroom/Dining Area and highly specified Kitchen, Reception Lounge, Utility Room and Cloakroom, W.C. A dedicate staircase leads to an impressive Principal Suite with a vaulted ceiling height, Bedroom, Dressing Room and Shower Room.

To the first floor level a further 3 double bedrooms are present with a En-suite to the Guest Bedroom and Family Bathroom.

Well-manicured and landscaped gardens feature within this private corner plot with mature planting and shrubbery, terracing and laid to lawn gardens throughout with Garden Room/Office.

A gated driveway with double garage provision is also offered making this a must-see family home for applicants looking for an unrivalled home.

Given the standard of design and commitment to quality fittings, internal inspection remains a must!



£825,000



## GROUND FLOOR

**ENTRANCE VESTIBULE** 7'3" x 7'5" (2.21 x 2.28)  
Accessed via contemporary style entrance door with feature glazed detailing, tiled floor coverings, modern radiator and double doors leading through to...

**RECEPTION HALLWAY**  
A welcoming entrance to this immaculately appointed and fully refurbished family home, with LVT floorcoverings, oak balustrade to return staircase, access provided to ground floor reception spaces.

**CLOAKROOM / W.C.**  
With uPVC privacy window to front elevation, concealed cistern w.c, pedestal basin.

**RECEPTION LOUNGE** 20'11" x 15'5" (into bay) (6.40 x 4.70 (into bay))  
A bright and spacious formal reception lounge with oversize walk-in bay window and additional uPVC double glazed window to side, inset spotlights to ceiling, a central focal point is provided via a fire recess with feature Piazzetta log burning stove.

**DAY ROOM / KITCHEN / DINING ROOM** 22'8" x 27'0" (6.93 x 8.24)  
(at longest and widest point)  
Serving as the heart of this family home with an outstanding level of detail. An abundance of natural daylight is provided via Velux rooflights (solar powered with auto opening and closing and blinds), uPVC double glazed windows to side and twin sets of bifolding doors opening to the rear garden elevation. The versatile and flexible space benefits from a dedicated informal lounge area, dining area and Mulberry appointed kitchen with contrasting high gloss wall and base units. A kitchen island features with granite work surfaces and inset bamboo preparation area. A number of integrated appliances include oversize Neff induction hob, ceiling suspended extractor canopy, warming drawer, double Neff ovens, integrated fridge freezer and dishwasher, a number of storage solutions including pull-out pantries and pan drawers, inset Villeroy & Boch sink inset to granite surfaces and upstands with feature pull-out tap and shower hose and underfloor heating.

**UTILITY ROOM** 10'0" x 3'8" (3.07 x 1.13)  
With uPVC double glazed access door provided integral access to the double garage, space and plumbing for further white goods, window to side also.

**PRINCIPAL BEDROOM SUITE** 21'0" x 12'9" (6.41 x 3.90)  
Serving as a separate and dedicated wing to the property. A separate staircase leads from the kitchen area to a most impressive first floor principal suite including vaulted ceiling heights with Velux rooflight (solar powered with auto opening and closing and blinds), access to walk-in wardrobe with fitted shelving, hanging rails and Velux windows also. Leads to...



#### EN SUITE SHOWER ROOM

With walk-in shower with wall mounted showerhead and console and folding door, inset basin to vanity unit, low flush w.c, contemporary tiling to splashbacks, porcelain tiled floor covering, heated towel rail, inset spotlights.

#### FIRST FLOOR

##### LANDING

A feature uPVC double glazed window provides natural daylight to the landing and inner hallway space, providing access to three bedrooms and house bathroom, deep storage cupboards, oak balustrade and stair spindles continuing.

##### BEDROOM 2

17'4" x 11'10" (5.30 x 3.62)

With uPVC double glazed window to the front elevation, contemporary styled with a number of recessed sliding fitted wardrobes with hanging rails and storage, suitably sized to accommodate double bed, inset spotlights to ceiling, wall light points.

##### EN SUITE SHOWER ROOM

12'8" x 7'8" (3.87 x 2.34)

Having recently been appointed with sanitaryware supplied by Halmshaw's of Beverley, with contemporary style relief tiling to splashbacks, double walk-in shower with rainfall showerhead and separate showerhead and console also, inset basin to vanity unit, low flush w.c, heated towel rail, automatic low level lighting, backlit LED mirror, uPVC privacy window to frontage.

##### BEDROOM THREE

14'10" x 9'9" (4.54 x 2.98)

Boasting a dual aspect with uPVC double glazed windows, of double bedroom proportions and space for freestanding furniture.

##### BEDROOM FOUR

14'10" x 9'5" (4.53 x 2.89)

With uPVC double glazed window to side, of double bedroom proportions, storage cupboard.

##### HOUSE BATHROOM

10'0" x 8'1" (3.06 x 2.48)

Again, having been completed to a high specification and sanitaryware supplied by Halmshaw's of Beverley, with feature freestanding bath, wall mounted feature tap, walk-in double shower cubicle with rainfall showerhead and wall mounted console, contemporary style relief tiling with chrome trim, automatic low level lighting, low flush w.c, inset basin to vanity unit with feature mixer tap, heated towel rail.

##### OUTSIDE

This immaculately appointed family home offers a high specification internally having undergone a full program of refurbishment and modernisation over recent years.

The property boasts a generous corner plot being well screened from West Ella Road and Godmans Lane, with pedestrian access from West Ella Road and electronically operated gated vehicular access from Godmans Lane, leading to a brick sett driveway with parking provision for multiple vehicles. This leads to a double integral garage (5.24m x 5.50m) with full power and lighting.

Lawns exist to the wraparound front, side and rear gardens, with established hedge planting to perimeter borders, being mainly laid to lawn grass with porcelain tiled patio, extending to a dedicated garden room / home office with full power and lighting, inset spotlights and contemporary external styling.

Feature external downlights exist to the property and gardens with full power and lighting, and multiple external power socket points, and external tap.

##### AGENTS NOTE

Given the standard of finish and level of renovation, the property comes recommended for further internal inspection to appreciate the quality and size of living space on offer. Viewing is available 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 current E.R.Y.C council tax band is 'F'.

##### TENURE

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

##### VIEWING

Strictly by appointment via sole selling agent, 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.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

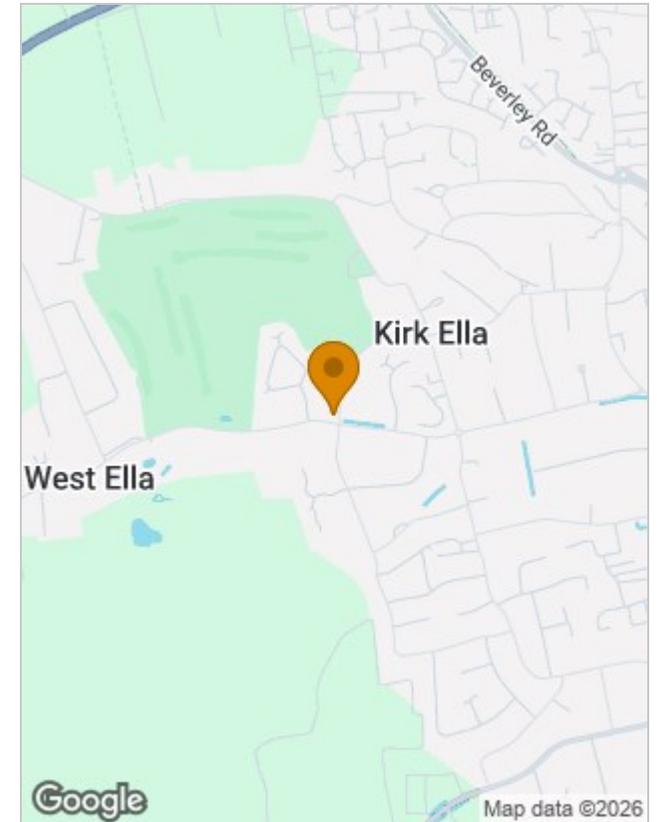




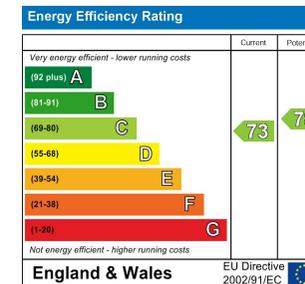
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.