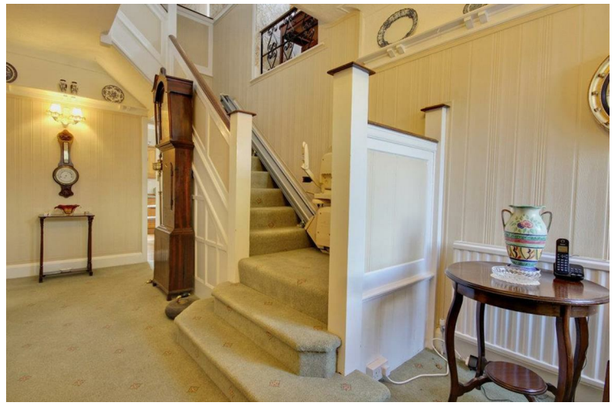

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QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

23 West Ella Road, Kirk Ella HU10 7QD

£470,000

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- 1930's Alma Jordan semi-detached house
- No forward chain!
- In excess of 1700 square feet
- Two reception rooms
- Spacious living dining kitchen
- Four DOUBLE bedrooms
- House bathroom
- Good size South facing garden
- Driveway and garage
- EPC: D & Council Tax Band F

We are delighted to present to the market this imposing semi-detached 1930's house built by Messrs Alma Jordan, and therefore encasing all the stunning features they are renowned for. Offered with no forward chain the property, which has in excess of 1700 square feet, is a lovely home and also offers immense potential to be developed to embrace your family living. Having been home to the current owners for over 40 years the property is well presented throughout and has that embracing, homely, warm welcome from the moment you step through the front door! The accommodation enjoys Entrance Hallway, two formal Reception Rooms; the rear with the perfect backdrop of the South facing garden and Living Dining Kitchen. To the first floor the landing leads to FOUR Bedrooms, Minstrel landing area and House Bathroom. Set back from West Ella Road with a generously sized front garden, private driveway and single garage. The South facing rear garden is a delight with an 'all seasons' garden and offers plenty of space to enjoy the outdoors. Viewing is a must for you to really appreciate this superb family home.

LOCATION
West Ella Road is located off Beverley Road.

Kirk Ella is one of the area's most sought after villages, being ideally located outside the city of Hull but being close enough to enjoy a wide selection of amenities and an excellent transport network.

THE ACCOMMODATION COMPRISES

An oak door with glazed inserts leads into:

ENTRANCE HALLWAY
18'3" x 9' (5.56m x 2.74m)
Generous hallway with staircase leading to the first floor accommodation and understairs storage cupboard which houses the utility meters.

LOUNGE
18'4" into bay x 13'1" (5.59m into bay x 3.99m)
Bay window to the front elevation, beautiful original moulded ceiling and Delft rack.

SITTING ROOM
18'7" into bay x 12'10" (5.66m into bay x 3.91m)
Walk-in bay window with French doors opening out into the rear garden, granite fireplace with electric fire point, beautiful pine solid wood flooring and original moulded ceiling.

LIVING/DINING KITCHEN
18'10" decreasing to 15'10" x 14'1" plus bay (5.74m decreasing to 4.83m x 4.29m plus bay)
Window to the rear and side elevations and door to outside. An extensive range of traditional oak fitted base and wall units with tiled splashbacks and work surfaces, Hotpoint stainless steel double oven with ceramic hob, integrated dishwasher, integrated fridge and one and a quarter bowl sink unit with drainer and mixer tap, all beautifully finished with Amtico flooring, Enjoying splendid views over the rear garden.

The door leads to a downstairs toilet, a covered walkway/utility space which connects the front of the property to the rear.

FIRST FLOOR

LANDING
Spacious area leading to all rooms. There is a beautiful Minstrel's gallery which is accessed from one of the bedrooms.

BEDROOM 1
19' into bay decreasing to 15' x 12'11" (5.79m into bay decreasing to 4.57m x 3.94m)
Walk-in bay window to the front elevation, pine solid wood flooring throughout and pedestal wash hand basin. Fitted storage cupboard.

BEDROOM 2
18' into bay decreasing to 15' x 12'11" (5.49m into bay decreasing to 4.57m x 3.94m)
Bay window with splendid views over the rear garden, pedestal wash hand basin and fitted storage cupboard.

BEDROOM 3
14' x 9' (4.27m x 2.74m)
Windows to both the front and side elevations.

BEDROOM 4
12'8" maximum x 9'6" (3.86m maximum x 2.90m)
Two windows to the front elevation. A door leads into a small galleried landing area which would make a superb dressing room. The sloped ceiling part of this room is an original feature of the house.

BATHROOM
9'3" x 8'2" maximum (2.82m x 2.49m maximum)
Window to the rear elevation, fitted airing cupboard and three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with tiled splashbacks to wet areas.

OUTSIDE
To the front of the property is a beautifully maintained lawned garden which has planted borders and hedging. The private driveway provides ample off-street parking and leading to the integral garage. Additional potential storage is provided by the original air raid shelter.

To the side of the property is a covered walkway linking the front of the property with the rear, with an outside garden toilet.

The South facing rear garden is absolutely beautifully maintained. Being an 'all seasons' garden with an established, mature appearance and having a sweeping lawn, patio and an array of shrubs and plants, and small private wood. The patio area provides space to enjoy the garden with a selection of roses which give a lovely aroma.

INTEGRAL GARAGE
15'10 x 9'0 (4.83m x 2.74m)
Timber double doors to the front, power and light laid on.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
The Council Tax Band for this property is Band F.

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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