



**78 East Ella Drive, Hull HU4 6AN**

**£215,000**

- Beautiful three bed family house
- Two good sized reception rooms
- Extended to front and rear
- Parking for 4 cars
- Cul-de-sac position
- Council Tax Band: B
- EPC Rating: D

A truly fabulous family home which has been lovingly updated over time. With a superb light, bright and homely feel the property has great flexibility of living space having two separate reception rooms, modern kitchen and separate utility room. To the first floor are three bedrooms, the third bedroom currently used as a study and a modern house bathroom. In a cul-de-sac location the property has a secure garage and parking to the rear and will appeal to all types of buyers.

## LOCATION

The property is located to the head of East Ella Drive which is accessed off Anlaby Road, one of the main arterial roads linking the West Hull villages with Hull City centre. The property is in a superb position to access the extensive range of amenities in the local area and with excellent transport links to and from Hull City centre.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

#### ENTRANCE HALL

6'11" x 16'5" maximum dimensions (2.11m x 5.00m maximum dimensions)

An extension to the front of the property with modern composite front door and windows to both front and side aspects. Stairs to first floor accommodation with storage cupboard under.

#### LOUNGE

11'10" x 11'4" (3.61m x 3.45m)

A beautiful cosy lounge with bay window to front elevation. The focal point of the room is a dark wood fireplace housing gas living flame fire.

#### BREAKFAST ROOM / DAY ROOM

19'3" x 10'1" maximum (5.87m x 3.07m maximum)

A further beautiful room offering great flexibility of layout. With space for both living and dining room furniture there is also a large cupboard understairs with extensive storage and a window offering borrowed light from the kitchen.

### KITCHEN

14'0" x 7'2" (4.27m x 2.18m)

A beautiful modern kitchen offering a good range of wall and base storage units with white Shaker style fronts. Laminate work surfaces and ceramic tiled splashbacks. Two skylights to ceiling. Space for hob and fridge freezer. Stainless steel one and a half bowl sink and drainer. Window overlooking the garden and French doors opening out onto the patio area.

### UTILITY ROOM

8'1" x 3'11" (2.46m x 1.19m)

Wall and base storage units to match those of the kitchen. Ceramic tiled splashbacks. Space and plumbing for washing machine and tumble dryer. uPVC glass panelled door opening onto the patio area with exterior porch over.

### FIRST FLOOR

#### LANDING

Access to the loft which is boarded out and with the addition of a plasterboard ceiling, electrics and sockets and with a pull-down ladder.

#### BEDROOM 1

11'5" x 11'0" (3.48m x 3.35m)

Built-in wardrobes with sliding mirrored fronts. Bay window to the front elevation.

#### BEDROOM 2

12'1" x 10'2" (3.68m x 3.10m)

Built-in wardrobes, one housing the modern gas boiler. Window to rear elevation.

#### BEDROOM 3

8'0" x 7'11" (2.44m x 2.41m)

Currently used as a study and with built-in wardrobe with sliding front.

#### BATHROOM

6'11" x 6'10" (2.11m x 2.08m)

A very attractive bathroom offering a three piece sanitary suite comprising panelled bath with separate shower over, pedestal hand wash basin and close coupled w.c. Fully tiled walls and cushion flooring. Window to rear elevation.

### OUTSIDE

To the front the property is set back from the cul-de-sac with a brick sett drive which provides ample parking for two cars. The ten foot to the side of the property provides access to the garage.

The rear garden is of a generous size for a property of this type with a composite decked patio area accessed directly off the kitchen. With a central lawned area, there is a path that leads down to the garage. Within the garden are two separate sheds and a greenhouse. The outside of the house is also extensively covered by CCTV.

### GARAGE

20'0" x 10'0" (6.10m x 3.05m)

Electric roller shutter door, light and power (covered by CCTV). Immediately behind the garage is a further parking area which allows for the property to have four parking spaces in total - five if visitors want to park in front of the drive.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system.

### DOUBLE GLAZING

The property benefits from uPVC double glazing.

### TENURE

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

### 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 the 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](mailto:willerby@qandc.net)



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**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.