Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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7 West Green, West Ella HU10 7TW

Guide Price £665,000

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- No onward chain
- Spacious family house - quarter of an acre plot
- Southerly facing rear garden
- Off-street parking and double garage
- Fabulous garden room
- Much sort after location
- Cul-de-sac position
- EPC Rating: Awaiting
- Council Tax band G
- EPC rating: C

Offered to the market with no onward chain, a spacious and beautifully laid out family house situated on a southerly facing quarter of an acre plot.

Offering great flexibility of living space and having three reception rooms in addition to a breakfast kitchen, the property boast four double bedrooms, the master having an en-suite shower room.

Much loved and updated over time, this fantastic property is located in an exclusive cul-de-sac in West Ella convenient for the major road network and Hull golf club.

LOCATION

The property lies close to the head of the attractive cul-de-sac forming West Green which leads off from Riplingham Road on the northern side of West Ella.

Willerby/Kirk Ella is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

A modern uPVC front door and windows to both front and side, laminate flooring.

ENTRANCE HALL

15'6 reducing to 11'9 x 12'2 (4.72m reducing to 3.58m x 3.71m)
A wide and welcoming entrance hall with part galleried landing above. Double timber glass panelled doors open into the living room and dining room.

LIVING ROOM

29'9 x 13'8 (9.07m x 4.17m)
A very spacious, dual aspect living room having windows to the front elevation and patio doors opening into the garden room. The focal point of the room is a gass living flame stove set into a marble fireplace with white ornate surround.

DINING ROOM

11'10 x 11'9 (3.61m x 3.58m)
Patio doors into the garden room and a door directly from the kitchen.

BREAKFAST KITCHEN

19'7 x 13'8 (5.97m x 4.17m)
An extensive range of wall and base storage units with white fronts and butchers block laminate work surfaces and ceramic tile splashbacks. Four ring Neff hob with stainless steel extractor over, one-and-a-half bowl sink and drainer, integrated oven and grill, fridge and dishwasher. Breakfast bar and further space for table or living room furniture. Windows to both rear and side aspects and patio doors opening into the garden room.

GARDEN ROOM

22'`11 x 12'5 (6.71m`3.35m x 3.78m)
Superb extension to the rear of the property and southerly facing. Air conditioning, laminate flooring, patio doors from each reception room, large glass skylight, engineered oak flooring and door into the garden.

STUDY

12'5 x 10' (3.78m x 3.05m)
Fitted cupboard with sliding front, window to the front elevation.

CLOAKROOM

With two piece sanitary suite comprising low level WC, counter top hand wash basin set on vanity unit. Tiled walls and floor and window to the front elevation.

UTILITY ROOM

14'10 x 5'2 (4.52m x 1.57m)
Washing machine, tumble dryer, freezer plus further upright fridge freezer, ceramic tiles to walls, window to rear elevation, uPVC door opening into the rear garden. Cupboard housing the modern Worcester Bosch gas boiler. Integral door through into the garage.

FIRST FLOOR ACCOMMODATION

LANDING

Window to front elevation and large airing cupboard housing the hot water tank.

BEDROOM 1

13'11 x 13'7 (4.24m x 4.14m)
A generous size bedroom with window to the rear elevation.

EN-SUITE BATHROOM

A four piece sanitary suite comprising shower enclosure, corner bath, pedestal hand wash basin, back to the unit WC, tiled walls and floor and window to rear elevation.

BEDROOM 2

13'6 x 13'7 (4.11m x 4.14m)
Used as a dressing room by the current owners and with an extensive range of fitted wardrobes with sliding mirror fronts. Windows to both front and side aspects.

BEDROOM 3

12'8 x 11'6 (3.86m x 3.51m)
Built in wardrobes with sliding mirror fronts and window to side elevation.

BEDROOM 4

12' x 9'10 (3.66m x 3.00m)
Fitted wardrobes with sliding mirror fronts and window to front elevation.

BATHROOM

With a five piece sanitary suite comprising bath, low level WC, bidet, pedestal hand wash basin, corner shower. Tiled walls and floor and window to rear elevation.

OUTSIDE

GARAGE

18'3 x 17'10 (5.56m x 5.44m)
Electric up-and-over doors supplied with light and power and window to the side elevation.

GARDEN

The property is approached over a paved drive which leads up to the double garage. The front garden is laid under lawn in keeping with most of the cul-de-sac with a central fountain which is now used as decorative feature.

The rear garden is a very generous size and southerly facing with a large area of lawn. The garden is established with a large number of mature shrubs and trees. Having a patio area adjacent to the rear of the house, there is a further seating area to one side of the garden adjacent to a greenhouse. A garage which is used as a shed is partially concealed by shrubs, close to the rear of the garden and there is a further timber shed for storage to the side of the property.

Additional storage area to the rear of the Garden Room.

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

GROUND FLOOR

1ST FLOOR

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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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.