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Matthew
Limb
MOVING HOME



48 The Fairway, West Ella, East Yorkshire, HU10 7SB

- Extremely Deceptive
- Individual Detached
- 4 Beds/3 Baths
- Luxurious Master Suite
- Double Garage
- Prime Location
- Viewing Recommended
- EPC = D

£385,000

INTRODUCTION

Standing in the sought after tree lined avenue of "The Fairway", off Elveley Drive, is this impressive detached property. Providing deceptively spacious accommodation which has been significantly enhanced by the current owners this attractive home offers much versatility, space and attraction. Well set back from the road a driveway leads to the double garage and gardens extend to both front and rear. The accommodation has central heating, uPVC framed double glazing and briefly comprises an entrance lobby, dining reception, large lounge, rear conservatory, kitchen and a luxurious ground floor master suite with stunning en-suite bathroom. At first floor are three bedrooms, one being en-suite and there is a family bathroom.

In all a desirable home in one of the area's most sought after locations.

LOCATION

The Fairway is an established tree lined avenue located off Elveley Drive which runs between West Ella Road and Riplingham Road in the desirable area of West Ella. The surrounding area of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice sports centre. St Andrews school and Wolfreton secondary school can be found nearby. The property is conveniently placed for access to Hull city centre, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

An attractive entrance door opens to:

ENTRANCE LOBBY

DINING RECEPTION

17'10" x 10'3" approx (5.44m x 3.12m approx)

A spacious reception area ideal for a dining suite. There is a window to the front elevation and a staircase to one corner leads up to the first floor. Double doors open to:



LOUNGE

22'0" x 14'0" approx (6.71m x 4.27m approx)

A spacious room with windows to two elevations and double doors opening through to the conservatory. There is a tiled hearth and a living flame gas fire.



CONSERVATORY

14'2" x 13'5" approx (4.32m x 4.09m approx)

With sealed unit double glazing, tiling to the floor and radiators for all year round use. Double doors open to the garden.



KITCHEN

13'9" x 11'6" approx (4.19m x 3.51m approx)

Having a selection of fitted units with roll top work surfaces, integrated oven and hob, plumbing for an automatic washing machine. Window and door to rear elevation.



INNER LOBBY

With access to master suite and W.C.

W.C./CLOAKROOM

With low level W.C and wash hand basin.

BEDROOM 1

12'10" x 12'6" approx (3.91m x 3.81m approx)

Up to face of fitted wardrobes which run to one wall.

With further furniture comprising cupboards, drawers and dressing table. Window to rear elevation, higher level window to side elevation.



LUXURIOUS EN-SUITE

10'0" x 7'7" approx (3.05m x 2.31m approx)

Fully tiled with contemporary tiling and this stunning en-suite comprises a free standing oval bath with mixer tap stand, shower enclosure, low level W.C and wash hand basin with cabinet. Heated towel rail.



FIRST FLOOR

SPACIOUS LANDING

With boiler cupboard situated off.



BEDROOM 2

13'2" x 10'0" approx (4.01m x 3.05m approx)
Window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C, wash hand basin in cabinet, large shower enclosure, tiled surround, heated towel rail.



BEDROOM 3

11'10" x 12'6" approx (3.61m x 3.81m approx)

Up to fitted wardrobes with sliding fronts, window to side elevation.



BEDROOM 4

13'2" x 10'0" approx (4.01m x 3.05m approx)

Window to front elevation.



BATHROOM

With modern white suite comprising bath with mixer tap/shower attachment, shower cubicle, fitted furniture with concealed flush W.C and wash hand basin, heated towel rail.



OUTSIDE

The property is attractively set back from The Fairway and has a lawned garden adjacent to which a side drive provides parking and leads to the double garage. To the rear extends a decent sized garden including a patio area.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band . We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

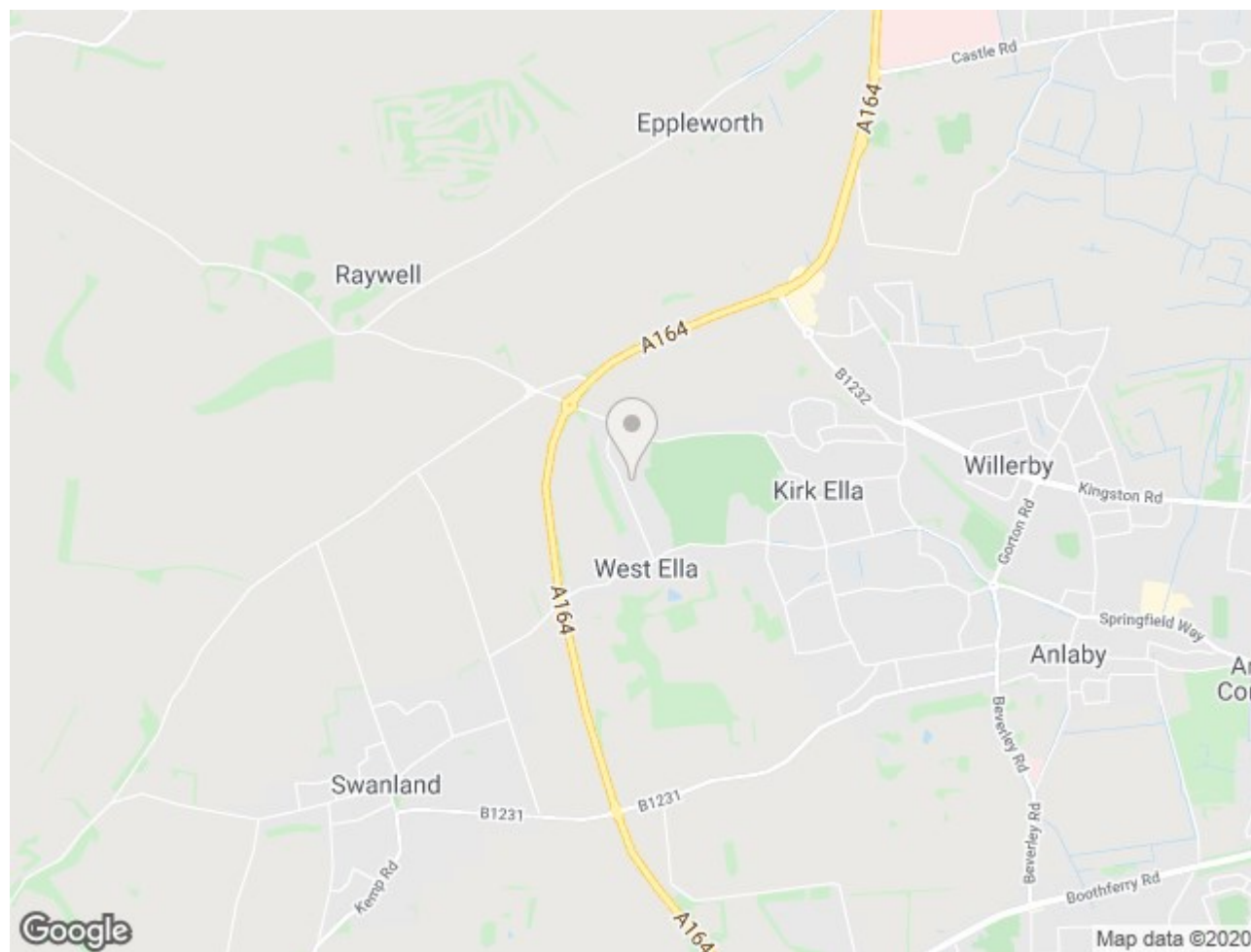
£0 - £125,000	0%
£125,001 - £250,000	2%
£250,001 - £925,000	5%
£925,001 - £1,500,000	10%
£1,500,001 and over	12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

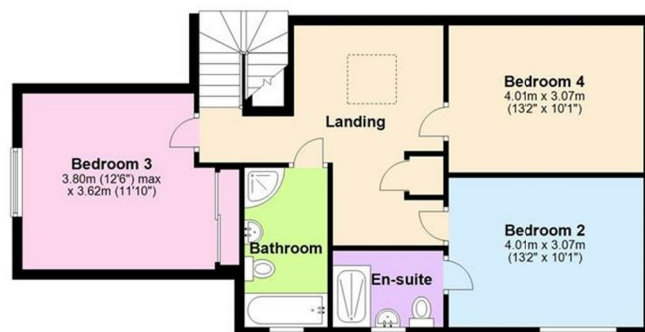
SELLERS NAME(S)




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	