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Matthew
Limb
MOVING HOME



55 Elveley Drive, West Ella, East Yorkshire, HU10 7RX

- 📍 Detached Bungalow
- 📍 Well Planned Accommodation
- 📍 Three Double Bedrooms
- 📍 Modern Fitted Kitchen
- 📍 No Onward Chain
- 📍 South West Garden
- 📍 Driveway & Garage
- 📍 EPC=D

Offers Over £400,000

INTRODUCTION

Situated along the desirable Elveley Drive is this detached "true" bungalow which is offered for sale with no onward chain. The property has well planned accommodation including an entrance hall, modern fitted kitchen with sitting area, utility room, cloaks/W.C., dual aspect lounge with bi-fold doors to the rear decked area, three bedrooms, the master having an en-suite washroom. There is a main bathroom with modern four piece suite. The property benefits from gas central heating and uPVC double glazing.

To the front of the property is a gravelled drive which provides good off street parking. A side drive leads onwards to the double detached garage. The rear garden enjoys a south westerly aspect and benefits from a large decked area directly adjoining the rear of the property with a lawned garden beyond. There is a further patio area to the rear.

LOCATION

The tree lined avenue of Elveley Drive runs between West Ella Road and Riplingham Road in the desirable village of West Ella. The surrounding villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops and amenities including the newly refurbished Haltemprice Sports Centre. St Andrew's junior school and Wolfreton secondary school can be found nearby, a number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. The property is conveniently placed for access to Hull City Centre, the Humber Bridge, the nearby town of Cottingham and the historic market town of Beverley. Convenient access to the A63 leading to Hull city centre to the east and the national motorway network to the west is available. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides a regular service to London Kings Cross.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Tiling to the floor.

BREAKFAST KITCHEN

15'2" x 11'11" approx (4.62m x 3.63m approx)

Having a range of modern fitted base and wall units with contrasting work surfaces and up stands, one and a half sink and drainer with mixer tap, space for a range style cooker with filter hood above. There is also space for an American style fridge/freezer. The kitchen units are complemented by a matching island with breakfast bar peninsular. Tiling to the floor and window to side elevation. Opening through to the day room.



ALTERNATIVE VIEW - KITCHEN

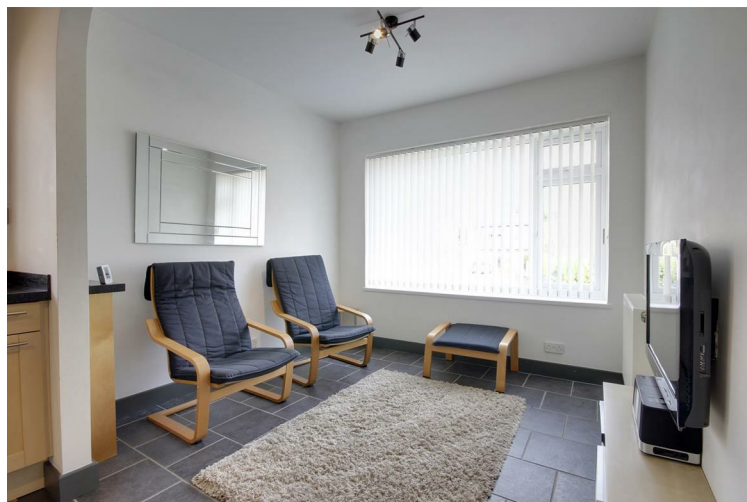


ALTERNATIVE VIEW - KITCHEN



DAY/DINING ROOM

9'7" x 8'7" approx (2.92m x 2.62m approx)
Tiling to the floor. Window to front elevation.



UTILITY ROOM

Having a range of base and wall units with contrasting worksurfaces, tiled splashbacks, one and a half sink and drainer, tiled floor, plumbing for automatic washing machine and dishwasher, space for tumble dryer, loft access hatch, window to side elevation.



CLOAKS/W.C.

With low flush W.C., wash hand basin, window to side elevation.

LOUNGE

24'11 x 14'10" approx (7.59m x 4.52m approx)

Dual aspect with bow window to front elevation and bi-folding doors to the rear decked area.



ALTERNATIVE VIEW



DINING AREA



BATHROOM

With four piece suite comprising a bath, large shower enclosure, pedestal wash hand basin, low flush W.C., heated towel rail, tiling to the floor, window to side elevation. The bathroom can be accessed from either the inner hall or bedroom 2.



BEDROOM 2

14'10" x 9'9" approx (4.52m x 2.97m approx)

Having a range of fitted wardrobes, drawers and overhead storage.
Window to side elevation. Access door to bathroom.



BEDROOM 3

14'10" x 7'11" approx (4.52m x 2.41m approx)

Currently used as a gym with tiled floor and window to side elevation.



MASTER BEDROOM

15'10" x 9'10" approx (4.83m x 3.00m approx)

With built in wardrobes and window to rear elevation. Double doors open up to the washroom.



EN-SUITE WASH ROOM

With low flush W.C. and vanity unit with wash hand basin.

OUTSIDE

To the front of the property is a gravelled drive which provides good off street parking. A side drive leads onwards to the double detached garage with remote controlled electric door. The rear garden enjoys a south westerly aspect and benefits from a large decked area directly adjoining the rear of the property with a lawned garden beyond. There is a further patio area to the rear.



PATIO AREA



REAR VIEW OF PROPERTY

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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)






Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 67 | |
| (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 | | 72 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |