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Matthew
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MOVING HOME



10 Bladons Walk, Kirk Ella, East Yorkshire, HU10 7AX

- 📍 Luxury Apartment
- 📍 Highly Desirable Location
- 📍 Quality Fittings Throughout
- 📍 2 Double Bedrooms
- 📍 large Living Room
- 📍 Balcony Overlooking Grounds
- 📍 Single Garage
- 📍 EPC - C

£230,000

INTRODUCTION

This luxury first floor apartment forms part of this exclusive purpose built complex which is set in its own landscaped gardens in a highly regarded and extremely convenient location. Tucked away at the end of Bladons Walk, which is located off Beverley Road in Kirk Ella, the four apartments enjoy landscaped communal grounds which provide much privacy and are mainly southerly facing. The property also has the benefit of its own single garage. The spacious accommodation has undergone a transformation in recent years and beautifully presented accommodation comprises an entrance hall, large living room with dining area and access to the balcony providing views across the gardens. The breakfast kitchen is a particular feature having an extensive range of contemporary units and integrated appliances. Both double bedrooms have fitted wardrobes and the master has the benefit of a quality en-suite shower room. There is also a separate bathroom. The accommodation has the benefit of gas fired central heating and uPVC double glazing. The complex of four apartments has its own intercom security controlled access and situated off the communal hallway is a laundry room.

LOCATION

The property forms part of a small development of only four purpose built apartments situated at the end of Bladons Walk which is located off Beverley Road in Kirk Ella between its junction with West Ella Road and Church Lane. Kirk Ella is one of the areas most desirable locations, situated to the west of Hull. The immediate villages of Kirk Ella, Willerby and Anlaby offer an excellent range of shops, recreational facilities and amenities. The newly refurbished Haltemprice Sports and Community Centre is easily accessible along with Anlaby Retail Park where shops such as Morrisons, M&S Food and Next can be found. Convenient access to the A63 is available which leads to Hull city centre to the east and the Humber Bridge.

ACCOMMODATION

GROUND FLOOR

A communal entrance hallway is accessed by an intercom operated security door. Situated off the communal hallway is the laundry room. Stairs lead up to the first floor landing where a private residential entrance door gives access to:

HALLWAY

A spacious hallway with a large airing cupboard situated off.

LIVING ROOM

20'0" x 16'4" approx (6.10m x 4.98m approx)
Narrowing to 13'0".

Superb room providing ample space for living and dining furniture. There is a feature fire surround with marble hearth and backplate housing a "living flame" gas fire. A window to the south overlooks the landscaped gardens and a door leads out to the balcony.



BREAKFAST KITCHEN

14'9" x 9'10" approx (4.50m x 3.00m approx)

Having been extensively fitted with a range of high quality contemporary units with work surfaces and circular sink and drainer. Integrated appliances include an oven with warming drawer, four ring induction hob with extractor hood above, microwave, dishwasher and fridge freezer. There is also an eating peninsula and windows to both south and east elevations.



BEDROOM 1

13'2" x 12'2" approx (4.01m x 3.71m approx)

With modern fitted wardrobes. Window to north elevation.



EN-SUITE SHOWER ROOM

Recently refitted with low level W.C, wash hand basin in cabinet, shower enclosure. Tiling to walls.



BEDROOM 2

11'8" x 9'8" approx (3.56m x 2.95m approx)
With fitted wardrobes running to one wall. Window to north elevation.



BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower over. Tiling to the walls.



OUTSIDE

Good parking is available to the front and the property also has a single garage. Enjoying a predominately southern aspect, communal landscaped gardens extend around the property incorporating many areas of interest and mature borders and shrubs provide much privacy and seclusion.



OUTSIDE - ALTERNATIVE VIEW



VIEW FROM BALCONY



REAR VIEW



TENURE

The property is believed to be leasehold on a 999 year lease from 1985. Further details upon request.

CHARGES

As the property is leasehold it will be subject to a service/maintenance charge, further details upon request.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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 LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

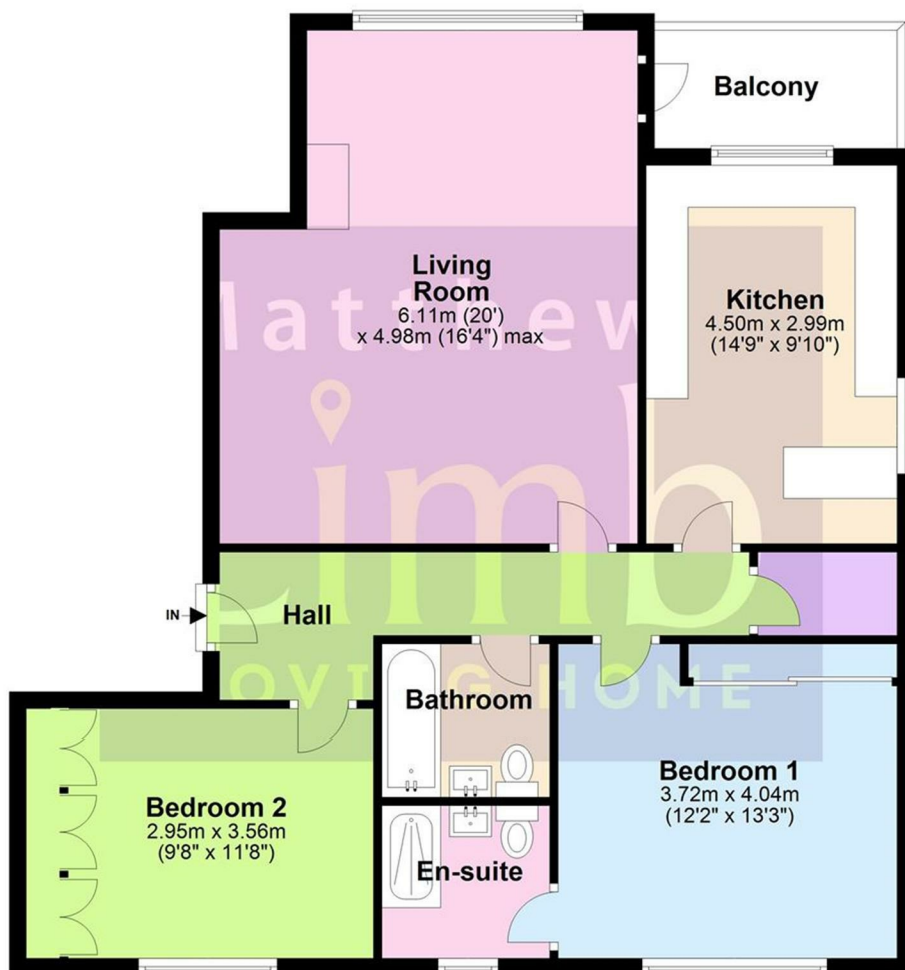
VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(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	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	