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Matthew
Limb
MOVING HOME



57 Elms Drive, Kirk Ella, East Yorkshire, HU10 7QH

- 📍 Traditional Semi-Detached
- 📍 Sought After Location
- 📍 3 Bedrooms
- 📍 2 Receptions
- 📍 Some Refurbishment Required
- 📍 Much Potential
- 📍 Gardens & Garage
- 📍 EPC - D

£285,000

INTRODUCTION

Standing in one of the areas most desirable locations is this attractive traditional semi-detached house which provides great potential. The accommodation boasts uPVC double glazing and recently installed gas fired central heating to radiators but would benefit from a programme of refurbishment which would create a lovely family home in a delightful setting. The accommodation currently comprises an entrance hall, lounge, dining room, kitchen and downstairs W.C. At first floor are three bedrooms, one with a balcony, bathroom and separate W.C. Outside a garden area extends to the front and a side drive provides parking and access to the garage. The rear garden enjoys a westerly facing aspect with paved patio, lawn and attractive borders.

LOCATION

Elms Drive is located between Church Lane and West Ella Road in Kirk Ella. Situated to the west of Hull, Kirk Ella is one of the region's most sought after areas. A number of local shops are situated in the village centre and the surrounding area which offers a much more extensive range of shops and general amenities. The well reputed St. Andrews Junior School is on Mill Lane with Wolfreton Secondary School also situated nearby. Public schooling is available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead into the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A spacious hallway with stairs off leading up to the first floor.

CLOAKS/W.C

With low level W.C and wash hand basin.

LOUNGE

16'6" x 12'0" approx (5.03m x 3.66m approx)

With tiled fireplace, windows and central door leading out to the rear patio.



LOUNGE- ALTERNATIVE VIEW



DINING/SITTING ROOM

13'5" x 13'6" approx (4.09m x 4.11m approx)
With bay windows to the front elevation. Feature diamond shaped window to side of chimney breast.

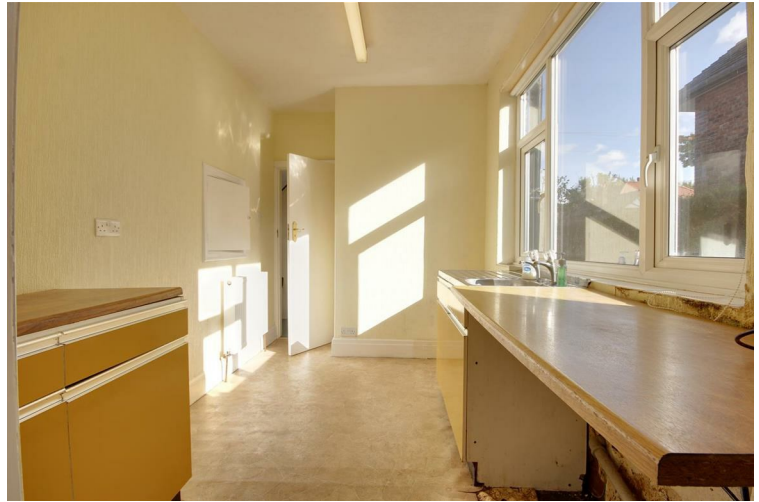


KITCHEN

10'1" x 7'5" approx (3.07m x 2.26m approx)
With a selection of base units and sink and drainer. Window to side elevation.



KITCHEN - ALTERNATIVE VIEW



REAR LOBBY

With store cupboard and pantry cupboard situated off.

FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

13'6" x 13'6" approx (4.11m x 4.11m approx)

Built-in cupboard. Bay window to front elevation.



BEDROOM 2

12'4" x 12'0" approx (3.76m x 3.66m approx)

With windows and door leading out to rear balcony. Cupboard to corner.



BEDROOM 2 - ALTERNATIVE VIEW



BEDROOM 3

11'3" x 5'11" approx (3.43m x 1.80m approx)

Oriel style window to front elevation.



BATHROOM

With bath and wash hand basin. Cupboard to corner housing the boiler. Oriel style window to side elevation.



SEPARATE W.C

With W.C.

OUTSIDE

Outside a garden area extends to the front and a side drive provides parking and access to the garage. The rear garden enjoys a westerly facing aspect with paved patio, lawn and attractive borders.



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 D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

In addition to the fixtures and fittings specified in this brochure, carpets, curtains and light fittings are included in the sale price. 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.

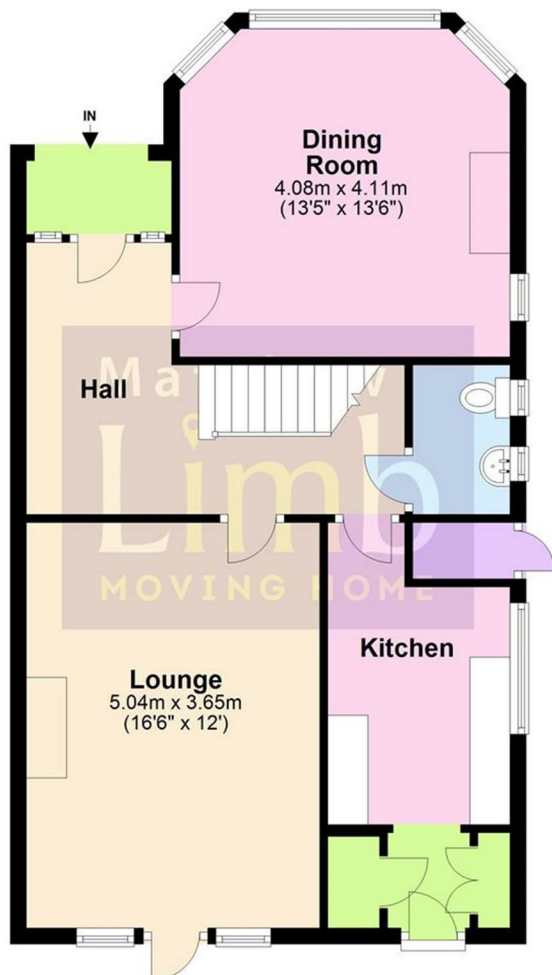
VIEWING APPOINTMENT

TIMEDAY/DATE

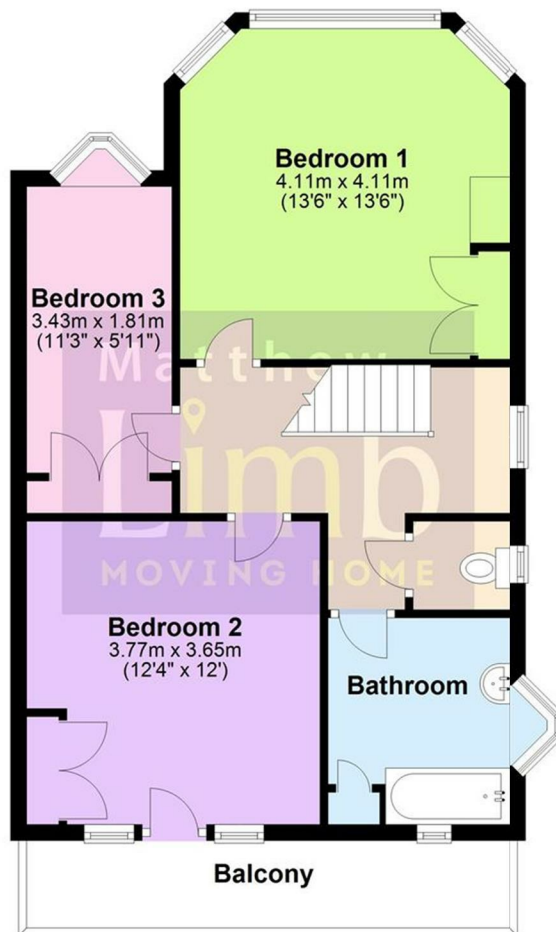
SELLERS NAME(S)




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	