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Matthew  
**Limb**  
MOVING HOME



*58 Elveley Drive, West Ella, East Yorkshire, HU10 7RY*

- 📍 Stunning Det Property
- 📍 Versatile Accommodation
- 📍 Large Lounge
- 📍 Attractive Kitchen
- 📍 Lovely Garden
- 📍 4/5 Bedrooms
- 📍 Sought After Location
- 📍 EPC - C

**£485,000**

## INTRODUCTION

Offering 4/5 bedroomed accommodation, this immaculately presented detached property stands in one of the regions most desirable locations. Viewing is essential to appreciate the extensive accommodation on offer which incorporates four double bedrooms and a quality bathroom. The ground floor comprises a large lounge, bespoke fitted dining kitchen with a conservatory/breakfast room situated off. There is also a large study/bedroom 5 adjacent to which is a cloaks/shower room. The accommodation has the benefit of central heating and double glazing. Outside excellent parking is available to the front in addition to a double garage. To the rear lies an attractive garden with lawn and extensive patio. In all a fine property of which early viewing is strongly recommended.

## LOCATION

The tree lined avenue of Elveley Drive runs between West Ella Road and Ripplingham 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 HALLWAY

A spacious hallway with stairs leading to first floor off and cupboard beneath. Personal door through to garage.

### CLOAKS/SHOWER ROOM

With large walk-in shower, fitted furniture with concealed flush W.C and wash hand basin. Tiling to the walls and floor. Heated towel rail.



## LOUNGE

19'8" x 14'0" approx (5.99m x 4.27m approx)

With large bow window to the front elevation. There is a wall inset "living flame" gas fire. Wall mounted TV point. Double doors lead through to:



## DINING KITCHEN

21'9" x 9'7" approx (6.63m x 2.92m approx)

Having an excellent range of bespoke base and wall mounted units complemented by quartz work surfaces. Appliances include 2 x Siemens ovens, microwave, dishwasher, Neff five ring gas hob with extractor hood above. Window and door to rear. Wide opening through to conservatory.



## CONSERVATORY/BREAKFAST ROOM

11'1" x 9'8" approx (3.38m x 2.95m approx)

Overlooking the rear garden with double doors leading out.



### *STUDY/BEDROOM 5*

13'0" x 12'0" approx (3.96m x 3.66m approx)

Having an extensive range of fitted cupboards and drawers with a central section which comes away to house a bed. There are double doors leading out to the rear patio.



### *FIRST FLOOR*

#### *LANDING*

Window to front elevation.

#### *BEDROOM 1*

14'4" x 9'10" approx (4.37m x 3.00m approx)

Having an extensive range of fitted furniture comprising wardrobes, dressing table and drawers. Window overlooking rear garden.



### *BEDROOM 2*

9'10" x 11'8" approx (3.00m x 3.56m approx)

Up to fitted wardrobes running to one wall with sliding part mirrored doors.

Window to front elevation.



### *BEDROOM 3*

14'0" x 12'0" approx (4.27m x 3.66m approx)

Window to rear elevation.



### *BEDROOM 4*

10'0" x 12'2" approx (3.05m x 3.71m approx)

Up to fitted wardrobes running to one wall with sliding fronts.

Window to front elevation.



### *BATHROOM*

With suite comprising panelled bath with shower over, fitted furniture with marble work surface housing wash hand basin, concealed flush W.C, tiling to the walls and floor.



### *OUTSIDE*

A brick and rail wall extends to the front elevation and a driveway opens to an extensive block set paved forecourt which provides parking for numerous vehicles. There is also an attached double garage. The attractive rear garden has a paved patio extending across the rear of the house with lawn beyond. There are established borders and at the bottom of the garden is a further patio area and a shed.



### *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 G. 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*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





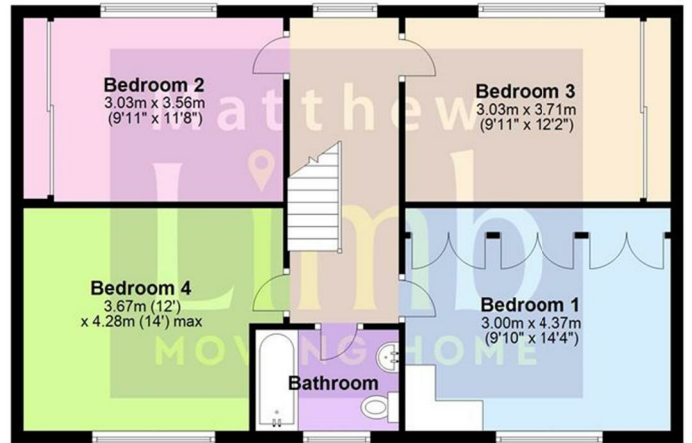
**Ground Floor**

Approx. 118.0 sq. metres (1269.9 sq. feet)



**First Floor**

Approx. 72.3 sq. metres (778.4 sq. feet)



Total area: approx. 190.3 sq. metres (2048.3 sq. feet)

