

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: [info@matthewlimb.co.uk](mailto:info@matthewlimb.co.uk)

[matthewlimb.co.uk](http://matthewlimb.co.uk)

Matthew  
**Limb**  
MOVING HOME



*22 Elveley Drive, West Ella, East Yorkshire, HU10 7RU*

- 📍 Superb Detached House
- 📍 Ideal Family Accom.
- 📍 5 Good Bedrooms
- 📍 Stunning Living Kitchen
- 📍 High Specification
- 📍 Swimming Spa & Hot Tub
- 📍 Highly Desirable Location
- 📍 EPC - D

**£635,000**

## INTRODUCTION

If you are searching for a home to be enjoyed both inside and out then no look no further! This stunning property provides an excellent range of family accommodation which is complemented by attractive outdoor space including a hot tub and swimming spa, both with hydraulic covers/canopies. The property has many features such as oak detailing to doors and staircase, contemporary living kitchen, ground floor study and five really good bedrooms which are served by an en-suite to the master, feature bathroom and separate shower room. Excellent parking is available to the front and there is a double garage. Viewing is most definitely recommended in order to fully appreciate the appeal of this fabulous home.

## LOCATION

The tree lined avenue of Elveley Drive runs between West Ella Road and Riplingham Road in the desirable area 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

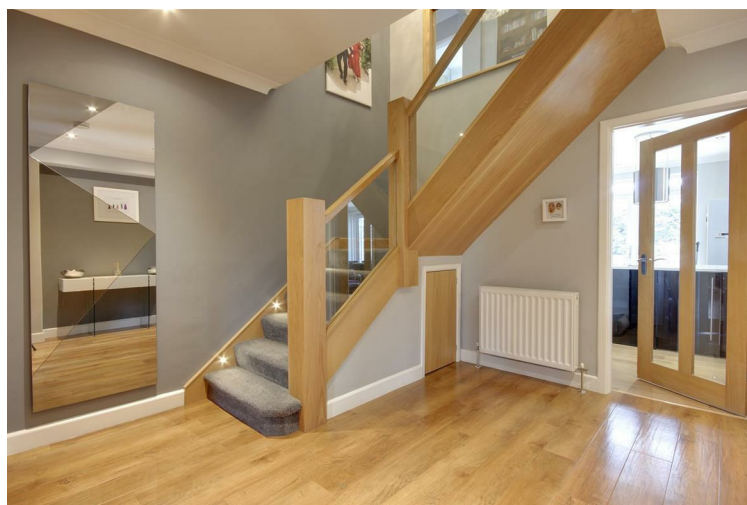
An impressive pair of double oak doors open to:

### ENTRANCE LOBBY

With internal doors to:

### ENTRANCE RECEPTION

A stunning reception area which has as its focal point a beautiful staircase with oak and glass detailing. Access is provided to both the kitchen and lounge. There is a very useful deep cloaks cupboard to one corner.





## LOUNGE

16'0" x 14'0" approx (4.88m x 4.27m approx)

A spacious room with large picture window to the front elevation. There is an engineered oak floor, wall mounted electric fire and double doors also provide access from the living kitchen.



## LOUNGE - ALTERNATIVE VIEW



## LIVING KITCHEN

27'0" x 13'5" approx max (8.23m x 4.09m approx max)

This stunning room is the heart of the house which overlooks the rear garden and has double doors leading out to the terrace. The kitchen has a contemporary range of dual toned high gloss fronted units with a matching grand island and granite work surfaces. There is an undercounter sink, mixer tap and appliances include a Neff oven, warming drawer, microwave, AEG four ring hob with designer extractor hood above. There is plumbing for a dishwasher. Wide sliding patio doors open to:



*LIVING KITCHEN - ALTERNATIVE VIEW*



*LIVING KITCHEN - ALTERNATIVE VIEW*



*CONSERVATORY*

12'6" x 12'0" approx (3.81m x 3.66m approx)

Overlooking the rear garden with double doors leading out to the terrace.



*REAR LOBBY*



### *W.C*

With low level W.C and wash hand basin.

### *STUDY*

12'5" x 11'7" approx (3.78m x 3.53m approx)  
With bow window to front elevation.



### *UTILITY ROOM*

17'4" x 5'3" approx (5.28m x 1.60m approx)  
Having a good selection of fitted units, sink and drainer. Internal door through to the garage.

### *FIRST FLOOR*

### *GALLERIED LANDING*

An impressive landing with oak and glass detailing to the staircase.



### *GALLERIED LANDING - ALTERNATIVE VIEW*



### *BEDROOM 1*

19'3" x 13'2" approx (5.87m x 4.01m approx )

This superb room has a spacious bedroom area with window to the front and there is a walk-in wardrobe.



### *EN-SUITE SHOWER ROOM*

With contemporary suite comprising low level W.C, wash hand basin on plinth, large shower area with glass partition. Tiled surround and tiled flooring.



### BEDROOM 2

14'7" x 13'0" approx (4.45m x 3.96m approx)  
With large window to front elevation.



### BEDROOM 3

14'6" x 12'0" approx (4.42m x 3.66m approx)  
With fitted wardrobes, desk and dressing table. Window to rear elevation.



### BEDROOM 4

13'8" x 12'5" approx (4.17m x 3.78m approx)  
Window to rear elevation.





### BEDROOM 5

12'1" x 6'9" approx (3.68m x 2.06m approx)  
Window to front elevation.



### BATHROOM

A stunning bathroom with suite comprising a free standing contemporary bath, large shower area, wash hand basin with drawer below and low level W.C. Tiling to the walls.



### SHOWER ROOM

With low level W.C, wash hand basin, shower cubicle.





## OUTSIDE

A block set driveway provides excellent parking and access to the double garage with two automated up and over entry doors. A lawned garden extends to the front. Directly to the rear of the house extends a large decked area which features an inset hot tub and also a swimming spa, both with hydraulic covers/canopies. A lawned garden lies beyond having fencing to the borders.



## OUTSIDE - DECKED AREA



## OUTSIDE - DECKED 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 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*

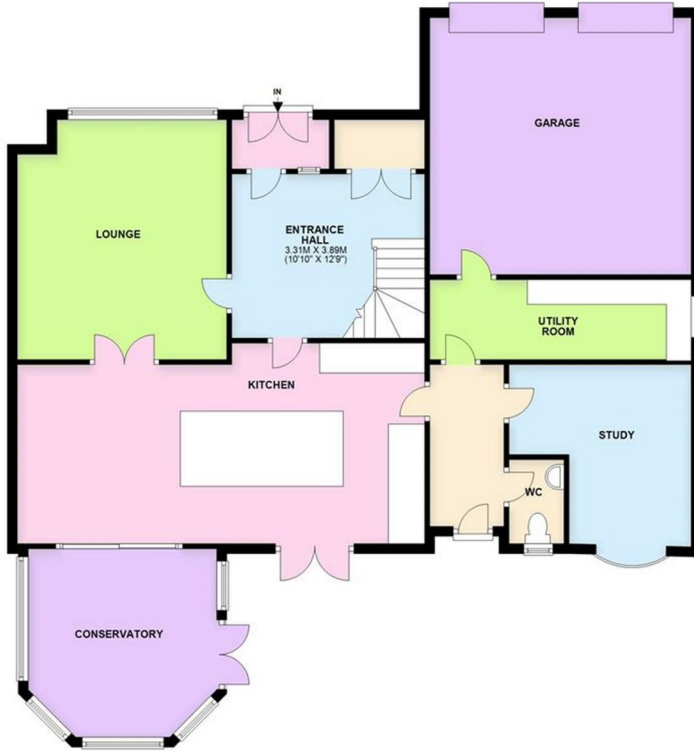
TIME .....DAY/DATE .....

SELLERS NAME(S) .....





**GROUND FLOOR**  
APPROX. 140.1 SQ. METRES (1507.5 SQ. FEET)




**FIRST FLOOR**  
APPROX. 120.8 SQ. METRES (1300.7 SQ. FEET)




TOTAL AREA: APPROX. 260.9 SQ. METRES (2808.2 SQ. FEET)

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) A                                 |                            |   |
| (81-91) B                                   |                            |   |
| (69-80) C                                   |                            |   |
| (55-68) D                                   | 58                         | 79  |
| (39-54) E                                   |                            |   |
| (21-38) F                                   |                            |   |
| (1-20) G                                    |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |