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Matthew
Limb
MOVING HOME



16 Elveley Drive, West Ella, East Yorkshire, HU10 7RU

- Individual Det House
- Highly Desirable Location
- Four Double Bedrooms
- Separate Lounge
- Generous Living Room
- Large Breakfast Kitchen
- Must Be Viewed
- EPC = D

£620,000

INTRODUCTION

We are delighted to offer for sale this individual detached property which stands in one of the region's most desirable locations along the treelined avenue of Elveley Drive. The well presented accommodation provides spacious rooms and comprises a central hallway, downstairs cloaks/W.C, elegant lounge, dining room, and a well fitted kitchen which links through into a superb living room. There is also a large utility room. At first floor there are four double bedrooms, an en-suite to bedroom 1 and a further fully tiled bathroom. The accommodation has gas fired central heating to radiators and uPVC framed double glazing. Outside attractive gardens extend to both front and rear and a block set driveway provides parking and access to the garage. In all a lovely home of which early viewing is strongly recommended.

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

Residential entrance door to:

ENTRANCE HALL

A central hallway with a staircase leading up to the first floor. Double doors provide access to the dining room and a further door to the kitchen and cloaks/W.C.

W.C

With low level W.C and wash hand basin.

LOUNGE

13'0" x 19'5" approx (3.96m x 5.92m approx)

Plus bay window to front elevation. An elegant room with double doors leading out to the rear. The focal point of the room is a feature marble fireplace housing a living flame gas fire.



DINING ROOM

12'4" x 11'7" approx (3.76m x 3.53m approx)
With double doors leading out to the rear.



BREAKFAST KITCHEN

19'5" x 16'0" max approx (5.92m x 4.88m max approx)
This lovely sized room is part open plan in style as it links through a wide opening to the rear living room. The kitchen has an extensive range of fitted oak base and wall mounted units with attractive granite work surfaces. There is a Belfast style sink, range cooker with extractor hood above, integrated microwave, dishwasher and fridge freezer. An oak floor extends throughout and there are two windows to the side elevation.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



LIVING ROOM

21'10" x 17'10" approx (6.65m x 5.44m approx)

Situated to the rear of the house with a window overlooking the garden and double doors leading out to the patio. This super room could be used for a variety of purposes and has an oak floor and a contemporary wall mounted living flame gas fire.



UTILITY ROOM

17'0" x 8'6" approx (5.18m x 2.59m approx)

The utility room has been converted from part of the garage and is accessed across a passageway from the kitchen. There are a range of fitted units, plumbing for an automatic washing machine and space for further appliances, sink and drainer. Internal door through to garage.

FIRST FLOOR

LANDING

With windows to front elevation.

BEDROOM 1

14'8" x 13'1" approx (4.47m x 3.99m approx)

With fitted furniture comprising wardrobes, dressing table and drawers, window to front elevation.



ALTERNATIVE VIEW



EN-SUITE BATHROOM

A luxurious en-suite being fully tiled and featuring a large bath with shower over and screen, fitted furniture with moulded wash hand basin, concealed flush W.C and there is a bidet. Toiletries cupboards.



BEDROOM 2

12'6" x 10'4" approx (3.81m x 3.15m approx)
Fitted furniture comprising wardrobes, storage cupboards, dressing table and drawers, window to rear elevation.



BEDROOM 3

12'6" x 7'8" approx (3.81m x 2.34m approx)
With fitted wardrobes dressing table and drawers, window to rear elevation.



BEDROOM 4

10'8" x 9'0" approx (3.25m x 2.74m approx)
With fitted wardrobes, dressing table and drawers, window to rear elevation.

BATHROOM

A fully tiled bathroom with suite comprising low level W.C, wash hand basin, panelled bath with shower over and screen.



OUTSIDE

The property is approached across a block set driveway complemented by a lawned garden. The driveway provides good parking and access to the single garage which has an automated up and over entry door. The garage measures approximately 17'0" x 18'8". The rear garden incorporates a patio area with shaped lawn beyond and mature borders which provide seclusion.



REAR VIEW OF THE 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.

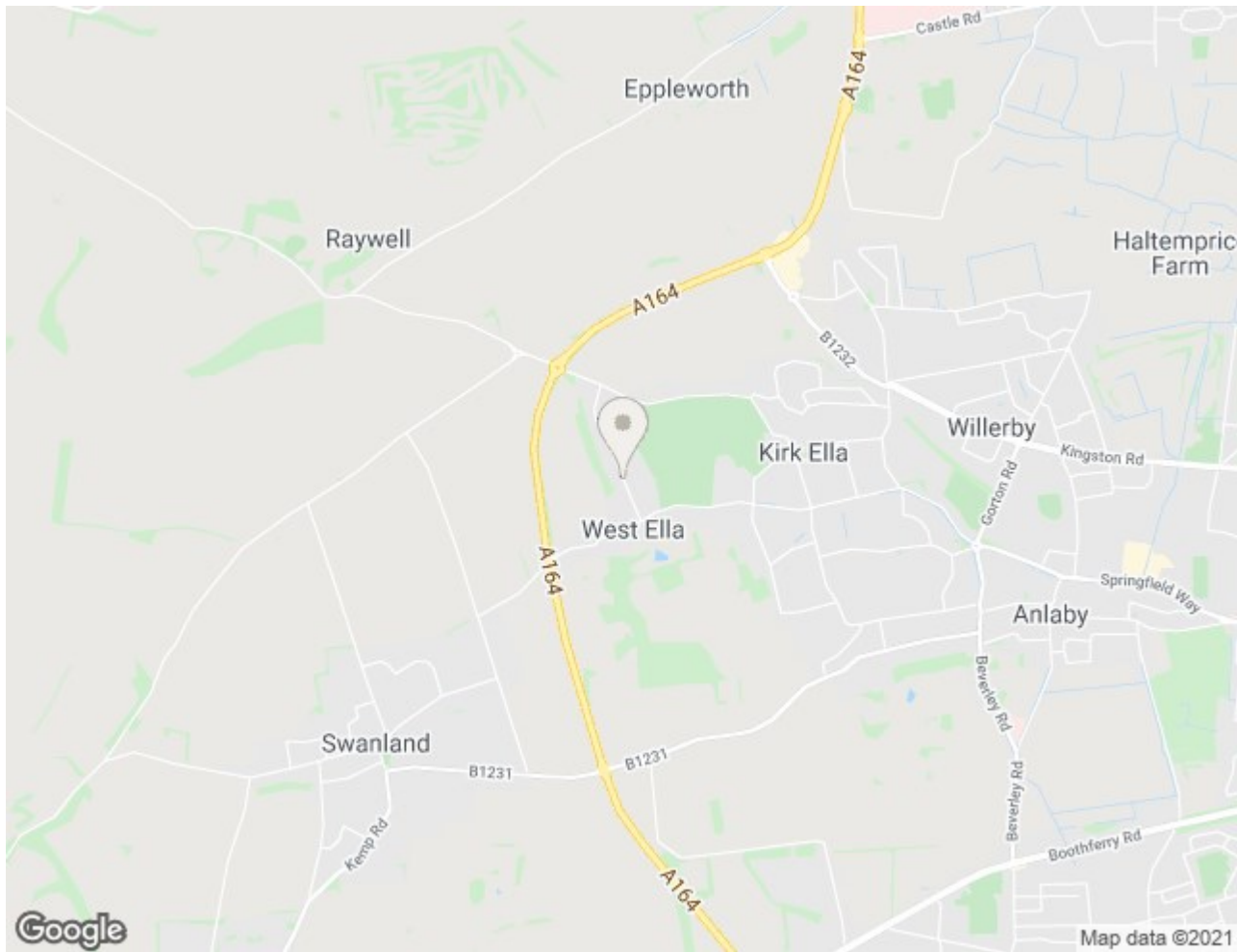
VALUATION SERVICE

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.

VIEWING APPOINTMENT

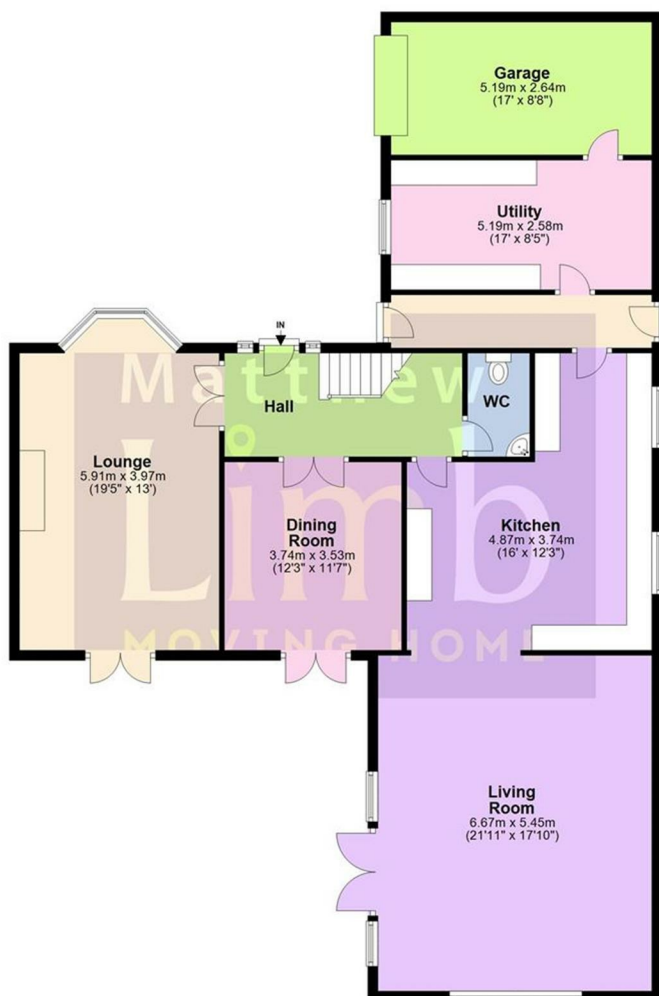
TIMEDAY/DATE

SELLERS NAME(S)



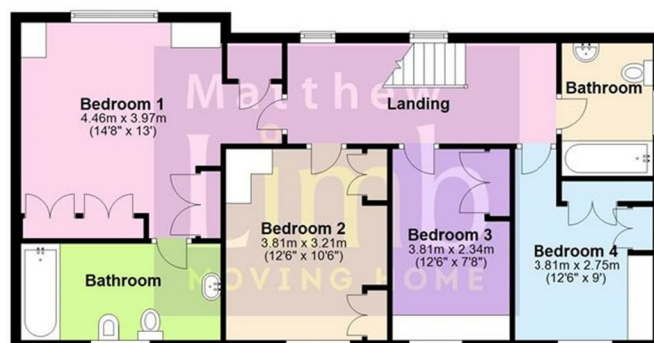
Ground Floor

Approx. 145.6 sq. metres (1567.2 sq. feet)




First Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 221.5 sq. metres (2384.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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	