



55 Elveley Drive, West Ella, East Yorkshire, HU10 7RX

 Spacious Detached Bungalow

 3 Double Bedrooms

 Recently Fitted Kitchen

 Council Tax Band = F

 South West Garden

 Excellent Parking + Double Garage

 Highly Desirable Location

 Freehold/EPC = D

Offers Over £425,000

INTRODUCTION

Situated on the western side of the highly favoured Elveley Drive is this detached true bungalow which affords particularly spacious accommodation. Features include a striking and recently installed fitted kitchen complimented by a day area, utility room, cloaks/W.C., dual aspect large lounge with bi fold doors to the garden, 3 double bedrooms, en-suite wash room and main bathroom. Gas fired central heating to radiators and uPVC double glazing is installed. The property has been subject to significant improvement in recent times both inside and out including the installation of block paving to the front and driveway fencing and gates. A side drive leads to a detached double garage. The rear garden enjoys a south westerly aspect and has been set out for ease of maintenance being predominantly hard landscaped. There is also a large modern greenhouse situated to one corner.

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 HALL

Tiling to the floor.

BREAKFAST KITCHEN

15'2" x 11'11" approx (4.62m x 3.63m approx)

Recently installed with an extensive range of sleek contemporary units complete with ovens, induction hob with extractor hood above, combination microwave, warming drawer, dishwasher and fridge freezer. There is ample area for table and chairs and a window looks to the side. The room is open plan in style through to the day room area.



DAY ROOM AREA

Tiling to the floor and window to front elevation.

UTILITY ROOM

Having a range of fitted units and work surfaces. There is a one and a half sink and drainer, plumbing for automatic washing machine and space for dryer, wall mounted gas fired central heating boiler, window to side elevation.



W.C.

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

LOUNGE

24'11" x 14'10" approx (7.59m x 4.52m approx)

A dual aspect lounge with bow window to front elevation and bi fold doors leading out to the rear garden. Gas fire to wall.



BEDROOM 1

15'10" x 9'10" approx (4.83m x 3.00m approx)

With built in wardrobes and double doors opening out to the rear garden. Double doors open through to the wash room.



EN-SUITE WASH ROOM

With low level W.C. and vanity wash hand basin.

BEDROOM 2

14'10" x 9'9" approx (4.52m x 2.97m approx)

Having a range of fitted wardrobes, drawers and overhead storage. Window to side elevation, access to main bathroom.



BEDROOM 3

14'10" x 7'11" approx (4.52m x 2.41m approx)
 With window to side elevation. Tiled floor.



BATHROOM

With five piece suite comprising bath, large shower enclosure, pedestal wash hand basin, low level W.C.. bidet, bath, heated towel rail, tiling to the floor, window to side elevation. The bathroom can be accessed either the inner hallway or bedroom 2.



OUTSIDE

The external areas of the property have been subject to significant investment and have an extensive block set forecourt to the front providing generous off street parking. A side drive leads through gates onwards to a detached double garage with a remote controlled electric door. The rear garden enjoys a south westerly aspect and benefits from a large patio area directly adjoining the rear of the property. The main garden area is gravelled/hard landscaped for ease of maintenance. There is a large modern greenhouse sited to one corner of the garden.



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

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.





