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Limb
MOVING HOME



61 Ellerker Rise, Willerby, East Yorkshire, HU10 6EU

- 📍 Extended Dormer Style
- 📍 Four Bedrooms
- 📍 No Chain!
- 📍 Council Tax Band = C

- 📍 South Facing Garden
- 📍 Off Street Parking
- 📍 Ideal for Families
- 📍 Freehold / EPC = D

£259,950

INTRODUCTION

Enjoying a lovely position with south facing rear garden, this well-presented, extended dormer-style house offers a spacious and versatile family home. The property briefly comprises four bedrooms, a modern family bathroom, and well-proportioned living accommodation. Internally, the ground floor features a entrance hall with cloaks/W.C. and lounge/diner with patio doors leading out to the rear garden and the kitchen has modern fitted units with integrated appliances.. A dedicated study/play room offers further flexibility for a variety of uses. Upon the first floor, the thoughtfully designed dormer extension provides good sized bedrooms, complemented by a family bathroom. The property benefits from gas fired central heating and double glazing. Externally, the property benefits from a south-facing garden which is mainly lawned with a large decked patio. There is off street parking to the front and a useful store. This property presents an excellent opportunity for buyers seeking a substantial family home within a popular and established residential area.

LOCATION

Ellerker Rise is a particularly attractive street scene situated off Well Lane close to its junction with Main Street. Willerby is one of the area's most popular residential locations situated to the western side of Hull. The immediate village of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling. Willerby Shopping Park is within walking distance and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, The Humber Bridge, the nearby towns of Cottingham and Beverley in addition to convenient access towards the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

STUDY/PLAY ROOM

11'4" x 6'11" approx (3.45m x 2.11m approx)

With French doors leading out to the rear garden. There is a built in storage cupboard and access to the store.



LOUNGE

13'4" x 12'11" approx (4.06m x 3.94m approx)

With brick fireplace housing a coal effect gas fire. Built in storage unit and shelving to alcove. Window to front. Opening through to the dining Room.



DINING ROOM

10'8" x 8'11" approx (3.25m x 2.72m approx)

With patio doors opening out to the rear garden.



KITCHEN

15'8" x 7'5" approx (4.78m x 2.26m approx)

Having a range of modern fitted base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob, dishwasher and plumbing for a washing machine. Window to side elevation and external access door to rear.



FIRST FLOOR

LANDING

BEDROOM 1

13'0" x 10'0" approx (3.96m x 3.05m approx)
Window to front.



BEDROOM 2

10'9" x 10'0" approx (3.28m x 3.05m approx)
Window to rear. Storage cupboard to corner.



BEDROOM 3

13'11" x 6'10" approx (4.24m x 2.08m approx)

Measurements up to built in storage cupboards. Window to rear.



BEDROOM 4

9'11" x 6'5" approx (3.02m x 1.96m approx)

With built in wardrobe and overhead storage. Window to front.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Window to rear. Tiling to walls, heated towel rail.



OUTSIDE

The property is set well back from the road and there is a garden area to the front with high hedging. A driveway provides off street parking and a door gives access to the store which also gives access to the study/playroom giving access through to the rear garden.

The rear garden enjoys a southerly aspect and is lawned with a patio area plus a further large decked patio, established shrubbery and garden shed.



DECKED PATIO



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 C. 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, curtains and light fittings, may be available subject to separate negotiation. Carpets and floor coverings are included in the sale. 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

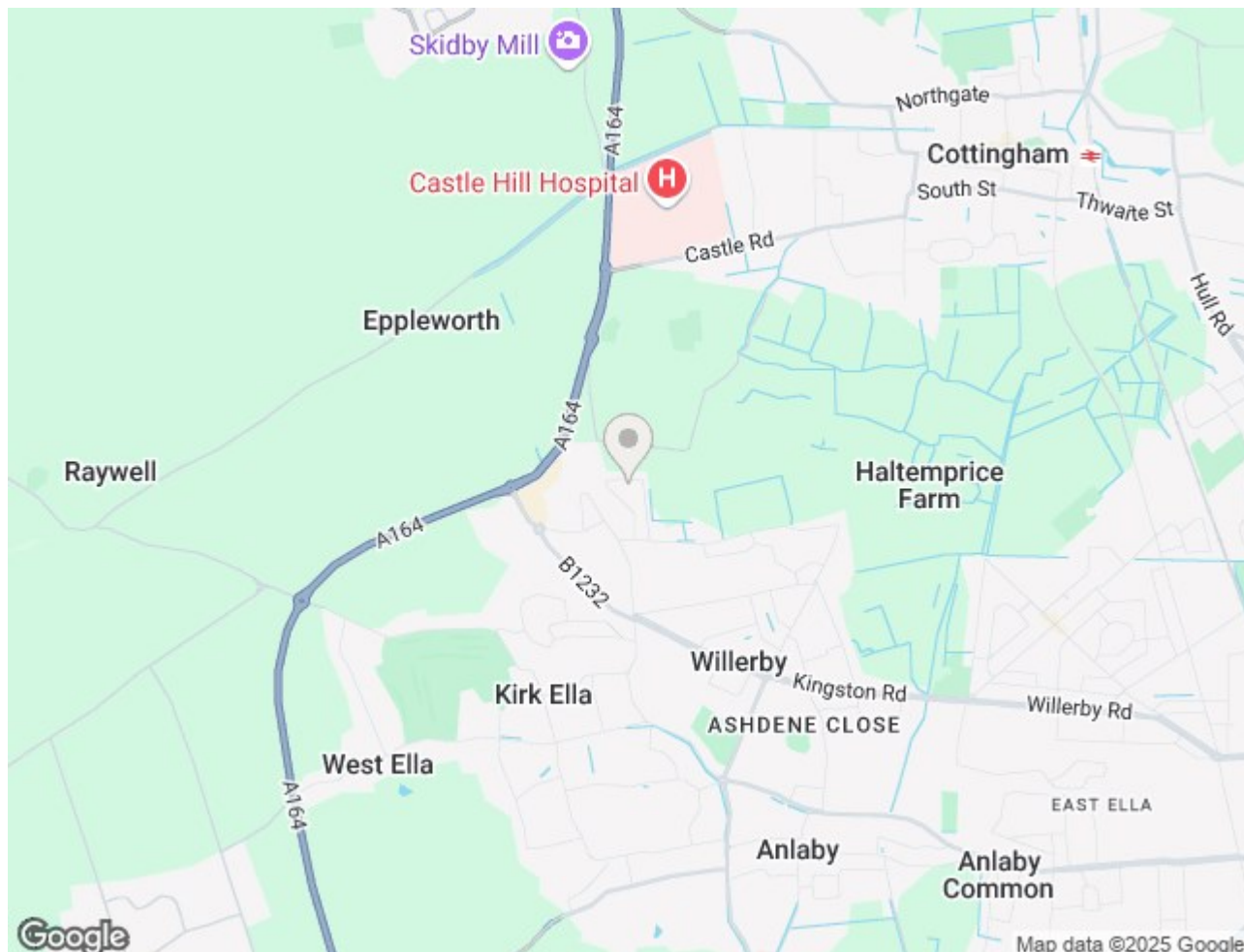
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



GROUND FLOOR

APPROX. 55.7 SQ. METRES (599.8 SQ. FEET)




FIRST FLOOR

APPROX. 48.9 SQ. METRES (526.9 SQ. FEET)



TOTAL AREA: APPROX. 104.7 SQ. METRES (1126.7 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(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	