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Limb
MOVING HOME



34 Ellerker Rise, Willerby, East Yorkshire, HU10 6EY

- 📍 Ready to Move Into
- 📍 Semi Detached Bungalow
- 📍 2 Bedrooms
- 📍 Council Tax Band = C
- 📍 Brand New Kitchen
- 📍 Easy to Maintain Gardens
- 📍 Open View to Rear
- 📍 Freehold/EPC = D

Offers Around £209,950

INTRODUCTION

Standing in such a convenient location close to Willerby Square and Shopping Park is this attractive two bed roomed semi detached bungalow. Ready to move straight into with no forward chain involved, this smart property has been freshly decorated, has new carpets and a brand new fitted kitchen. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge with attractive fireplace, brand new kitchen, two double bedrooms and a shower room. Gas fired central heating and double glazing are installed. Easily maintainable gardens extend to both front and rear together with a side drive providing parking and there is a single garage. A particular feature is the attractive rear aspect across adjacent fields.

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 HALL

Cupboard housing gas fired boiler to corner.

LOUNGE

15'10" x 12'0" approx (4.83m x 3.66m approx)

Picture window to front elevation. Feature fire surround with "living flame" gas fire.



KITCHEN

10'2" x 7'1" approx (3.10m x 2.16m approx)

Having a brand new fitted kitchen with base and wall mounted units, roll top work surfaces, sink and drainer, integrated oven, hob and extractor hood. Tiling to the floor, window and external access door to side drive.



BEDROOM 1

13'7" x 9'0" approx (4.14m x 2.74m approx)

With built in wardrobes and cylinder cupboard to corner, window to rear.



BEDROOM 2

10'3" x 9'0" approx (3.12m x 2.74m approx)

Window to rear elevation.



SHOWER ROOM

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



OUTSIDE

To the front there is paving and shrub borders. A side drive leads to the garage. To the rear lies a patio and lawn. The garden enjoys a view across adjacent fields.



VIEW



REAR VIEW



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

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

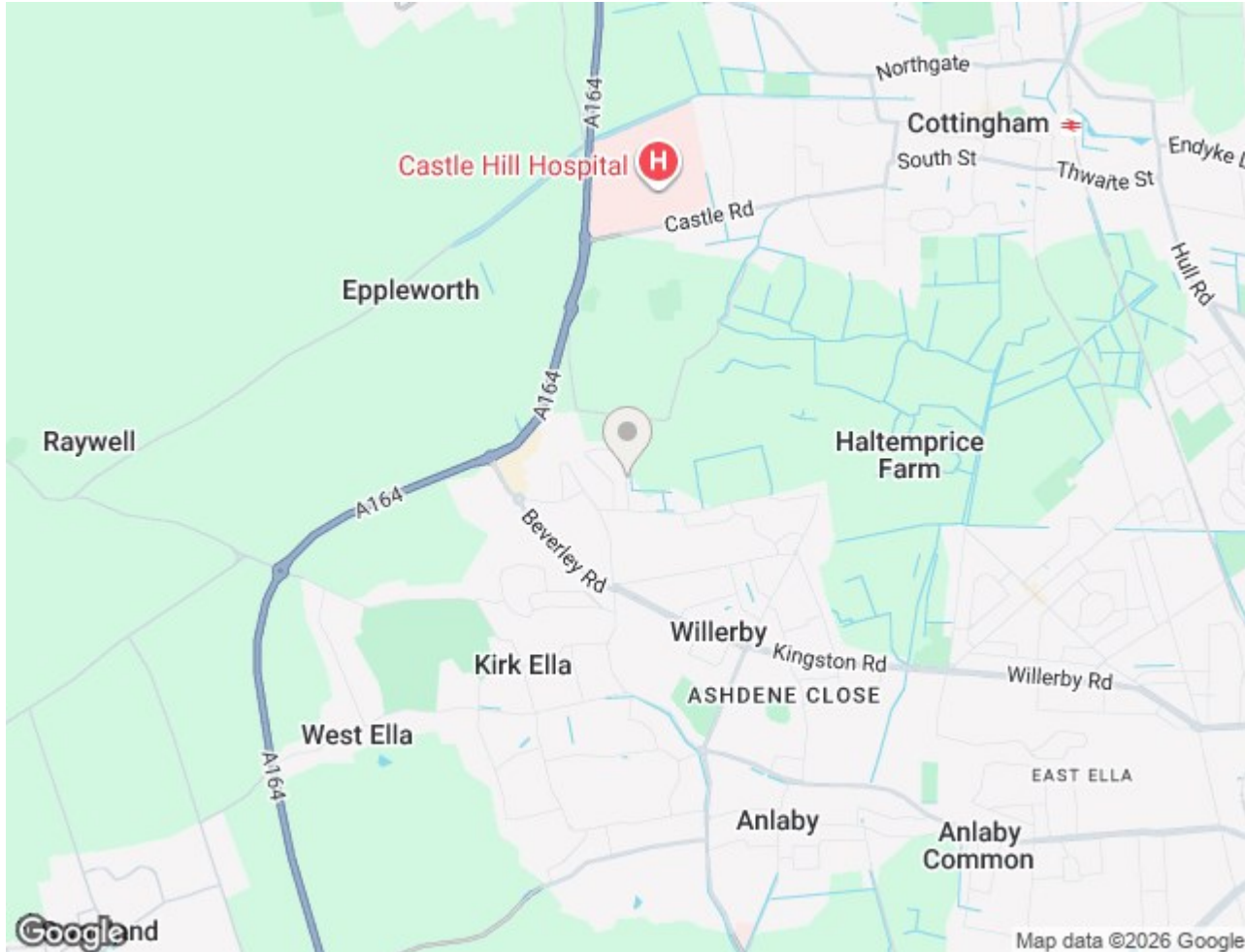
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



Ground Floor


Approx. 58.4 sq. metres (628.5 sq. feet)



Total area: approx. 58.4 sq. metres (628.5 sq. feet)

34 Ellerker Rise

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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	