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Matthew  
**Limb**  
MOVING HOME



*3a Bladons Walk, Kirk Ella, Hull, Yorkshire, HU10 7AX*

- 📍 Substantial Det. Property
- 📍 Exclusive Location
- 📍 Up to 6 Bedrms
- 📍 Generous Room Sizes
- 📍 High Ceilings
- 📍 Ideal Family Home
- 📍 Desirable Location
- 📍 EPC = C

**£599,950**

## INTRODUCTION

This substantial modern detached property has been well designed with many features including high ceilings and generously proportioned rooms. This property is ideal for a family with its excellent range of accommodation together with being located in such a convenient position for a range of shops and amenities. Viewing is strongly recommended to appreciate the extent of accommodation on offer which briefly comprises a porch, spacious hallway, downstairs cloaks/WC, large lounge, dining room, breakfast kitchen and separate utility. At first floor are four double bedrooms, two with en-suites and a separate house bathroom. The second floor comprises a double bedroom, shower room and a further room ideal as a games/cinema room or 6th bedroom. The accommodation boasts central heating and uPVC framed double glazing. Outside lawns extend to the both front and rear and a side drive leads to the large garage.

## LOCATION

Bladons Walk is a small select cul-de-sac which is accessed from Beverley Road. This much sought after location is well placed for the area's excellent range of shops, amenities and well reputed schooling for all ages. Convenient access can be gained towards Hull city centre to the east or towards the Humber Bridge and national motorway network to the west. Beverley Road itself is on a main bus route. A number of local shopping parks are home to many leading brands and a variety of supermarkets.

## ACCOMMODATION

Entrance door to:

### ENTRANCE PORCH

With tiled flooring. Internal door to:

### ENTRANCE HALL

A spacious hallway with a high ceiling and wide stairs leading up to the first floor with cupboard beneath.



### CLOAKS/WC

With low level WC, wash hand basin, tiled floor.



## LOUNGE

9'6" x 17'6" approx (2.90m x 5.33m approx)

A beautifully proportioned room having as its focal point a feature "marble" fireplace housing a "living flame" gas fire. Double doors out to the rear terrace.



## DINING ROOM

13'2" x 12'6" approx (4.01m x 3.81m approx)

Window to front elevation.

## BREAKFAST KITCHEN

16'5" x 13'9" approx (5.00m x 4.19m approx)

Having an extensive range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer unit, range cooker with extractor hood above, integrated dishwasher. Recessed spotlights to ceiling. Window to rear elevation and external access door to side.



### UTILITY ROOM

12' x 5'2" approx (3.66m x 1.57m approx)

With fitted units and work surfaces, sink, plumbing for automatic washing machine, space for further appliance, tiling to the floor, internal door through to the garage.



### FIRST FLOOR

#### LANDING

With window to front elevation and further staircase leading up to the second floor.

#### BEDROOM 1

19'7" x 15'5" approx (5.97m x 4.70m approx)

Extensively fitted with a run of wardrobes to one wall and a return of drawers and dressing table. Window to rear elevation.



### EN-SUITE BATHROOM

With suite comprising a bath, shower cubicle with multi-jet shower system, fitted furniture with inset wash hand basin and WC, Tiled surround and floor.



### BEDROOM 2

13' x 12' approx (3.96m x 3.66m approx)  
Window to front elevation.



### EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level WC, wash hand basin. Tiled surround and floor.



### BEDROOM 3

16'5" x 13'9" approx (5.00m x 4.19m approx)  
Window to rear elevation.



### BEDROOM 4

14'2" x 13' approx (4.32m x 3.96m approx)  
Window to front elevation.

### BATHROOM

12' x 8'2" approx (3.66m x 2.49m approx)  
With suite comprising corner bath, separate shower, fitted furniture with inset wash hand basin and WC., Tiled surround and flooring.



### SECOND FLOOR

### LANDING



### *BEDROOM 5*

11'8" x 10'4" approx (3.56m x 3.15m approx)  
With window to front elevation.



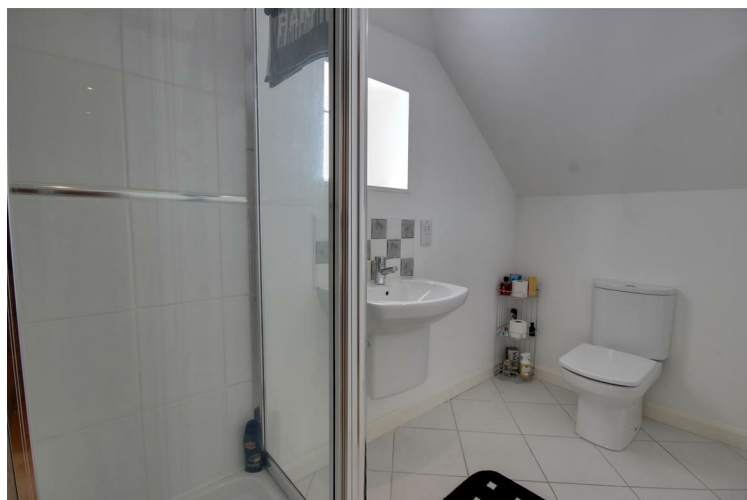
### *BEDROOM 6/GAMES ROOM*

20'3" x 12'5" approx (6.17m x 3.78m approx)  
A superb room which could be used for a variety of purposes.  
Recessed spotlights to ceiling and a series of Velux windows.



### *SHOWER ROOM*

With suite comprising shower cubicle, low level WC, wash hand basin.



## OUTSIDE

Wrought iron railings and gates extend to the front and a block set driveway provides good parking and access to the large garage. There is a lawned garden to the front. To the rear a paved patio extends to the back of the house with lawn beyond. The garden is bounded by a combination of fencing and a wall.



## 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

Purchase Price of Property

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

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

SELLERS NAME(S) .....






Total area: approx. 262.9 sq. metres (2829.9 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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	70	74
(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 2002/91/EC	