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Matthew
Limb
MOVING HOME



51 Ellerker Rise, Willerby, East Yorkshire, HU10 6EX

- 📍 Semi Detached Bungalow
- 📍 Significantly Enhanced
- 📍 2 Bedrooms
- 📍 Council Tax Band C
- 📍 Modern Fitted Kitchen
- 📍 Resin Drive To Garage
- 📍 Westerly Facing Rear
- 📍 Freehold/EPC = C

£215,000

INTRODUCTION

Significantly enhanced by the current owners is this superb two bedroomed semi detached bungalow which enjoys an attractive westerly facing garden to the rear. The property has been subject to many improvements in recent times including a new roof, uPVC fascias and soffits, resin driveway and the installation of a stunning new kitchen with integrated appliances. The accommodation also includes a lovely lounge with large picture window to the front, 2 bedrooms, both with fitted furniture, and a contemporary bathroom. The rear garden enjoys a westerly aspect being mainly laid to lawn complimented by a patio 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 areas most popular residential locations situated to the western side of Hull. The villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, shopping parks, recreational facilities and amenities in addition to well reputed schooling which lies nearby. Willerby shopping park is within easy 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

LOUNGE

16'1" x 14'1" approx (4.90m x 4.29m approx)

A lovely room with large picture window to the front elevation. There is a feature fire surround with marble hearth and back plate housing electric fire.



KITCHEN

10'1" x 7'2" approx (3.07m x 2.18m approx)

Recently installed with a range of high gloss fronted base and wall mounted units, work surfaces and there is a stainless steel sink with mixer tap. Integrated appliances include an oven, hob, with extractor hood above and dishwasher. There is plumbing for automatic washing machine. Window and door to side.



BEDROOM 1

8'10" x 12'10" approx (2.69m x 3.91m approx)

Upto fitted wardrobe, window to rear.



BEDROOM 2

9'0" x 8'4" approx (2.74m x 2.54m approx)

With fitted wardrobes and storage cupboards, double doors leading out to the rear.



BATHROOM

Being fully tiled to walls and floor and comprising a bath with shower over plus hand held shower and spray screen. Low level W.C., wash hand basin.



OUTSIDE

The front garden has been attractively landscaped with gravel and a resin driveway leads down the side of the property and onwards to the single garage plus an adjacent shed. The rear patio is also resin with the lawn beyond, enjoying a westerly facing aspect.



REAR



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.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

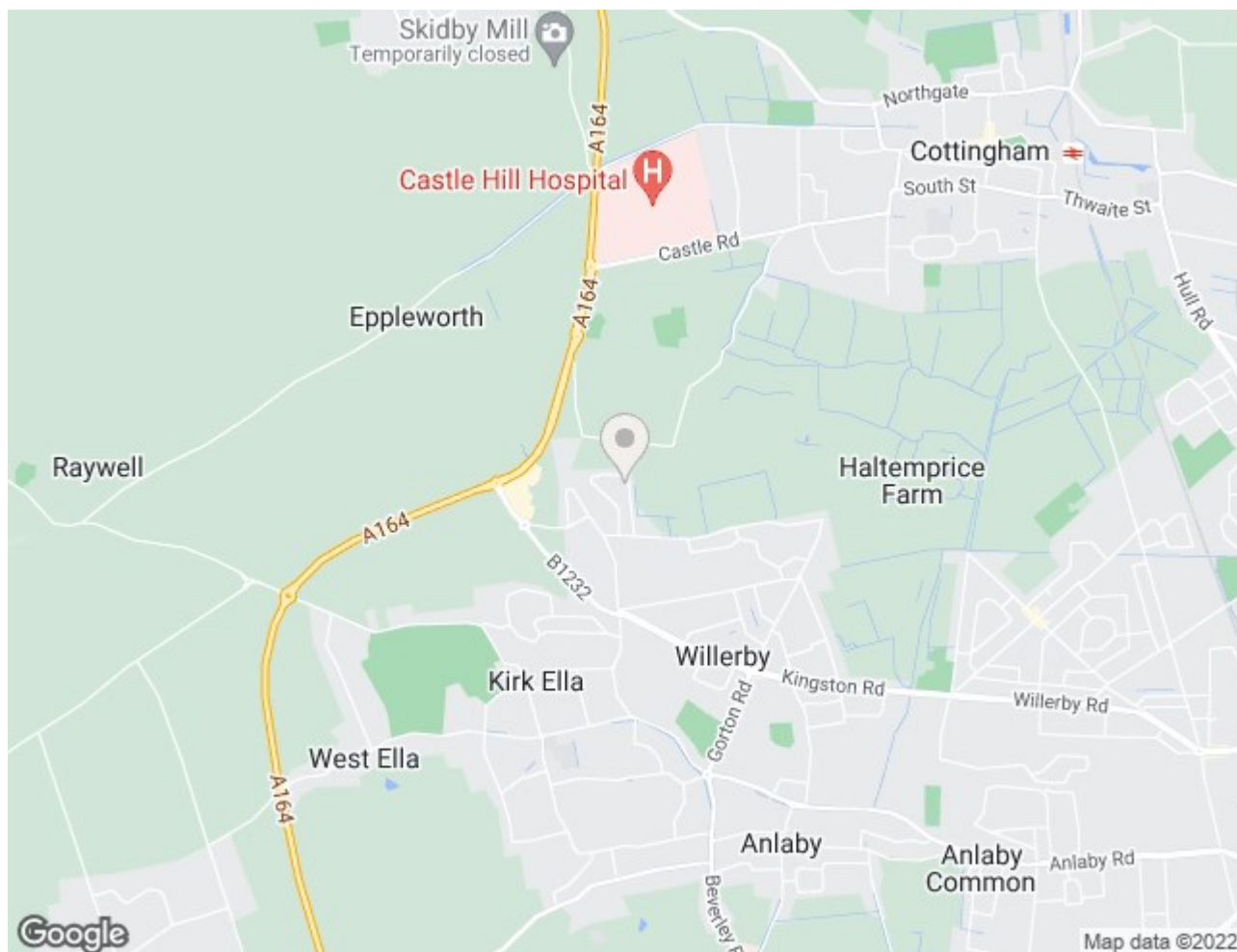
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	89
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	