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Limb
MOVING HOME









66 Elveley Drive, West Ella, East Yorkshire, HU10 7RY

- Spacious Detached House
- So Much Potential
- 4 Bedrooms
- Council Tax Band = G
- 2 x Garages
- Prime Location
- Must Be Viewed
- Freehold/EPC = C

Guide Price £450,000

INTRODUCTION

This spacious detached house provides four bedroomed accommodation with so much potential to refurbish and remodel in order to create a wonderful family home. Situated in the prime residential location of West Ella, the property is well placed for surround shops, amenities and schools. The accommodation is depicted on the attached floorplan and extends to approximately 1,900sq.ft. plus there are two garages, one attached and one detached sited to the corner of the garden. To the front of the house lies a central garden area flanked by two driveways providing excellent parking facilities. The rear garden is lawned and interspersed with planting beds and shrubbery.



LOCATION

The tree lined avenue of Elveley Drive runs between West Ella Road and Riplingham 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 PORCH

Internal door to:

ENTRANCE HALL

14'6" x 11'5" approx (4.42m x 3.48m approx)
A particularly spacious hallway with stairs leading up to the first floor having a cupboard beneath. There is a further cloaks cupboard to corner.

DOWNSTAIRS W.C.

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

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LOUNGE

22'1" x 13'7" approx (6.73m x 4.14m approx)
With wide bow window to front elevation with window to side. Stone fireplace housing "living flame" gas fire.



DINING ROOM

11'0" x 15'4" approx (3.35m x 4.67m approx)
Into deep bay window to rear elevation with double doors opening out. Window to side.



STUDY

12'6" x 9'3" approx (3.81m x 2.82m approx)
Built in cupboards, window to side elevation.



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BREAKFAST KITCHEN

16'2" x 14'1" approx (4.93m x 4.29m approx)
Having a selection of Formica units with work surfaces, twin sink and drainer, plumbing for both a washing machine and dishwasher, hob with hood above, oven and grill, window to rear elevation. Door into rear lobby.





REAR LOBBY

With external access door, door to W.C. and internal door to garage.

W.C.

Low level W.C.

GARAGE

21'3" x 9'6" approx (6.48m x 2.90m approx)
With automated up and over entry door.

FIRST FLOOR

LANDING

Window to side elevation. Linen cupboard off. Cupboard to corner.

BEDROOM 1

17'4" x 13'8" approx (5.28m x 4.17m approx)
Particularly spacious with window to front elevation, fitted wardrobes, dressing table and drawers.



EN-SUITE SHOWER ROOM

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



BEDROOM 2

11'6" x 10'10" approx (3.51m x 3.30m approx)
With fitted wardrobes, window to rear elevation.



BEDROOM 3

11'7" x 10'8" approx (3.53m x 3.25m approx)
Fitted wardrobes, window to rear elevation.



BEDROOM 4

12'7" x 9'3" approx (3.84m x 2.82m approx)
Fitted wardrobes, window to side elevation.



BATHROOM

10'3" x 5'5" approx (3.12m x 1.65m approx)
With bath, low level W.C., wash hand basin, tiling to the walls.



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OUTSIDE

To the front of the house lies a central garden area flanked by two driveways providing excellent parking facilities. One driveway leads to the attached garage and one down the side of the house to a garage sited to the corner of the garden. The rear garden is lawned and interspersed with planting beds and shrubbery.





TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

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AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROPERTY TO SELL?

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.

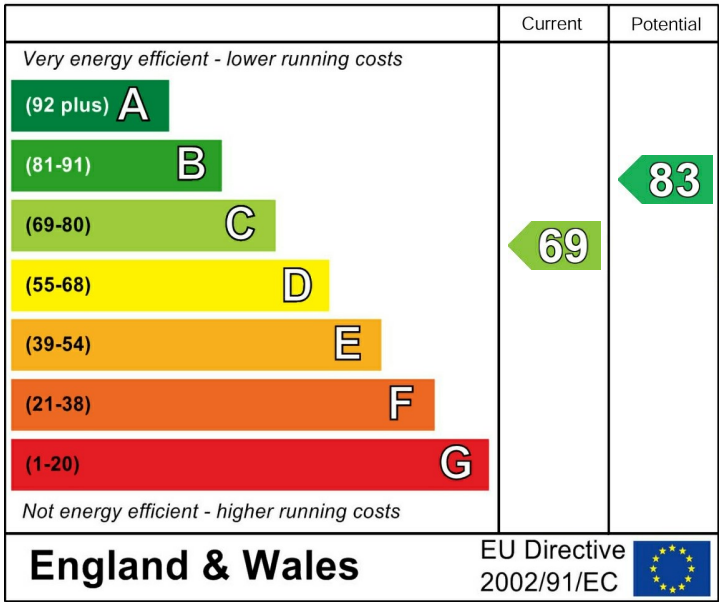

Rowley
Rowley Rd
Castle Hill Hospital
Castle Rd
Eppleworth
A164
Raywell
A164
Beverley Rd
Willerby
Kingston Rd
Kirk Ella
ASHDENE CLOSE
West Ella
A164
Springfield Way
Anlaby
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Google
Map data ©2026 Google



Total area: approx. 205.8 sq. metres (2215.4 sq. feet)

66 Elveley Drive

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

