

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*4 Ella Park, Anlaby, East Yorkshire, HU10 7EP*

- 📍 Ground Floor Apartment
- 📍 Two Bedrooms
- 📍 Modern Kitchen
- 📍 Council Tax Band = C

- 📍 Large Rear Garden
- 📍 Off Street Parking
- 📍 No Onward Chain!
- 📍 Leasehold / EPC = C

**£142,500**

## INTRODUCTION

This ground floor apartment offers immaculately presented accommodation complemented by a good sized low maintenance private rear garden. The accommodation is depicted on the attached floorplan and comprises an entrance lobby, entrance hallway, two bedrooms with fitted wardrobes, spacious lounge with feature fireplace and patio doors leading out to the rear garden, modern kitchen with appliances and a shower room.

Outside, there is off street parking plus visitors parking. A particular feature is the large rear garden which is set out for ease of maintenance and there is also a garden shed.

No onward chain! Viewing essential!

## LOCATION

Ella Park is situated off Broadley Avenue which runs between Southella Way and Woodland Drive. The surrounding area offers an excellent range of local shops and amenities including a Morrisons supermarket and M&S Foodhall within Anlaby retail park just a short distance away. There is a nearby parade of shops and more extensive features in Anlaby, Willerby and Kirk Ella. Convenient access can be gained towards Hull city centre or through the West Hull villages towards the motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE LOBBY

With door to:

### ENTRANCE HALLWAY

With store cupboard.

### LOUNGE

16'9" x 12'3" approx (5.11m x 3.73m approx)

With feature fire surround housing a living flame gas fire. Patio doors to the rear garden.



### *KITCHEN*

12'4" x 8'5" approx (3.76m x 2.57m approx)

With modern fitted base and wall units, contrasting worksurfaces, sink and drainer with mixer tap, oven, combination oven, four ring hob with filter above, dishwasher and washing machine. Breakfast bar, window to front. Wall mounted gas central heating boiler.



### *BEDROOM 1*

11'11" x 10'6" approx (3.63m x 3.20m approx)

With fitted wardrobes and window to front.



### *BEDROOM 2*

9'0" x 6'11" approx (2.74m x 2.11m approx)

With fitted wardrobes and window to rear.



### SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin, low flush W.C., tiled surround, inset spot lights and window to rear.



### OUTSIDE

There is off street parking. To the rear is a good sized garden which has been set out for ease of maintenance with gravel and paving. There is also a garden shed.



### *TENURE*

Leasehold - 999 lease term which started from 15 October 1986.  
Ground Rent - £25.00 per annum  
Service charge - £802.44 per annum. £66.87 per month

### *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 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*

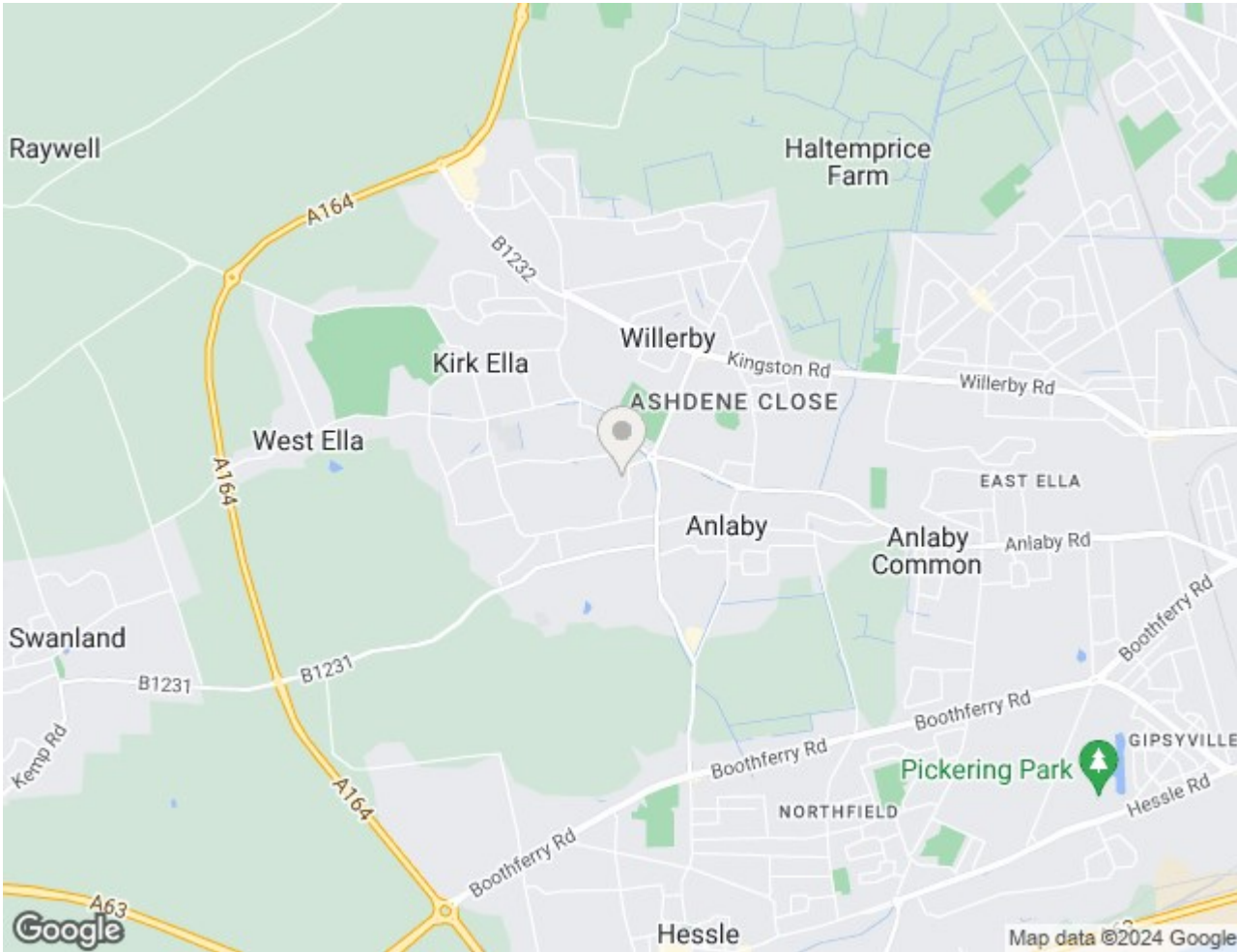
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



### GROUND FLOOR

APPROX. 57.0 SQ. METRES (613.9 SQ. FEET)



TOTAL AREA: APPROX. 57.0 SQ. METRES (613.9 SQ. FEET)

**4 ELLA PARK, ANLABY**

